



County Hall
Cardiff
CF10 4UW
Tel: (029) 2087 2000

Neuadd y Sir
Caerdydd
CF10 4UW
Ffôn: (029) 2087 2000

AGENDA

Committee	PLANNING COMMITTEE
Date and Time of Meeting	WEDNESDAY, 9 NOVEMBER 2016, 2.30 PM
Venue	COMMITTEE ROOM 4 - COUNTY HALL
Membership	Councillor Michael (Chair) Councillors Manzoor Ahmed, Ali Ahmed, Burfoot, Gordon, Hudson, Hunt, Robson and Lynda Thorne

1 APOLOGIES

2 MINUTES

To approve as a correct record the minutes of the meeting held on 12 October 2016

3 DECLARATION OF INTEREST

To be made at the commencement of the agenda item in question, in accordance with the Members Code of Conduct

4 PETITIONS

Petitions have been received in relation to the following applications in accordance with Committee Meeting Procedural Rule 14.2. The petitioners have been advised of their right to speak and the applicants/agents of their right to reply:

Application, no 16/01592/MJR, Site of former flats at 11-20 Ty-To-Maen Close, Old St Mellons.

Application, no 16/01800/MNR, 144-146 City Road, Plasnewydd

5 DEVELOPMENT CONTROL APPLICATIONS

The schedule of development control applications has been circulated separately

- 5a 12 Clive Road, Canton
- 5b Land to the rear of Minny Street, Cathays
- 5c Old Imperial Buildings, Trade Street, Butetown
- 5d The Wharf, 121 Schooner Way
- 5e Site of Former flats 11-20 Ty-To-Maen Close, Old St Mellons
- 5f 144-146 City Road
- 5g West Wing, Cardiff Royal Infirmary, Newport Road
- 5h 84-86 Sevenoaks Road, Ely
- 5i 2 Westville Walk
- 5j 2 Westville Walk, Conservation Area Consent
- 5k Unit 5, City Link, Newport Road
- 6 **APPLICATIONS DECIDED BY DELEGATED POWERS - October 2016**
- 7 **DATE OF NEXT MEETING**

Davina Fiore

Director Governance & Legal Services

Date: Thursday, 3 November 2016

Contact: Kate Rees, 029 2087 2427, k.rees@cardiff.gov.uk

This document is available in Welsh / Mae'r ddogfen hon ar gael yn Gymraeg

PLANNING COMMITTEE

12 OCTOBER 2016

Present: County Councillor Michael(Chairperson)
 County Councillors Manzoor Ahmed, Ali Ahmed, Burfoot,
 Gordon, Hudson, Hunt, Robson and Lynda Thorne

83 : APOLOGIES

84 : MINUTES

The minutes of the 13 September 2016 were approved as a correct record.

85 : DECLARATION OF INTEREST

COUNCILLOR	ITEM	REASON
Hunt	16/01558/MJR	Personal
Robson	16/01592/MJR	Prejudicial
Robson	16/1558/MJR	Prejudicial

86 : WEBCASTING

The meeting would be filmed and broadcast on the Council's website. The whole of the meeting would be filmed, except where there were confidential or exempt items and the footage would be on the website for 6 months. A copy would also be retained in accordance with the Council's data retention policy.

87 : PETITIONS

Petitions had been received in relation to the following applications in accordance with Committee Meeting Procedural Rule 14.2. The petitioners had been advised of their right to speak and the applicants/agents of their right to reply:

1. Application no 16/01558/MJR, Walker House Children's Home, 158 Fidlas Road, Llanishen.
2. Application no, 16/01652/MJR, Cardiff Metropolitan University Campus, Cyncoed Road, Cyncoed.
3. Application no, 16/01592/MJR, Site of former flats 11-20 Ty-To-Maen Close, Old St Mellons
4. Application no, 16/01709/MNR, In 'N' Service Station, Cowbridge Road West, Caerau

In relation to 1, 2 and 4 the Petitioners spoke and the agents responded.

88 : DEVELOPMENT CONTROL APPLICATIONS

The Committee considered the schedule of development control applications submitted in accordance with the Town and Country Planning Act 1990:

RESOLVED: That pursuant to this Committee's delegated powers the following development control applications be determined in accordance with the recommendation as set out in the reports of the Director of City Operations subject to any further amendments as detailed below and notification be given of the decision in accordance with Section 74 of the Planning (Listed Building & Conservation Area Act 1990).

APPLICATIONS GRANTED

16/01709/MNR – CAERAU

None of the conditions was altered

IN N OUT SERVICE STATION, COWBRIDGE ROAD WEST

Construction of a new single storey building containing 2 no A1 retail units on land currently used as a car park behind the existing In N Out Service Station centre on Cowbridge Road West

16/01779/MJR – LLANDAFF NORTH

CATHEDRAL VIEW 95 GABALFA AVENUE

Residential Development of 22 units, comprising 16 one-bed and 6 two bed accommodation and associated works.

Subject to an amendment of Condition 8 reason:

'REASON: To ensure that the safety of the future occupiers is not prejudiced.'

Subject to an amendment to Condition 9 to read:

'Prior to the commencement of the development a detailed remediation scheme and verification plan to bring the site to a condition suitable for the intended use by removing any unacceptable risks to human health, controlled waters, buildings, other property and the natural and historic environment shall be submitted to and approved by the Local Planning Authority. The scheme shall include all works to be undertaken (including details of the soakaway design, how it will be constructed and associated leachate analysis), proposed remediation objectives and remediation criteria, a timetable of works and site management procedures. The scheme shall ensure that the site will not qualify as contaminated land under Part 2A of the Environment Protection Act 1990 in relation to the intended use of the land after remediation.

All work and submissions carried out for the purposes of this condition shall be conducted in accordance with DEFRA and the Environment Agency's 'Model

procedures for the Management of Land Contamination, CLR 11' (September 2004) and the WLGA / WAG / EA guidance document ' Land Contamination: A guide for Developers' (July 2006)'

Subject to an amendment to Condition 10 to read:

The remediation scheme approved by condition 9 shall be undertaken prior to the occupation of any part of the development. The Local Planning Authority shall be given two weeks written notification of commencement of the remediation scheme works.

Within 6 months of the completion of the measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out shall be submitted to and approved in writing by the Local Planning Authority.

All work and submissions carried out for the purposes of this condition shall be conducted in accordance with DEFRA and the Environment Agency's 'Model procedures for the Management of Land Contamination, CLR 11' (September 2004) and the WLGA / WAG / EA guidance document ' Land Contamination: A guide for Developers' (July 2006).

APPLICATIONS GRANTED ON EXECUTION OF A PLANNING OBLIGATION UNDER SECTION 106 OF THE TOWN AND COUNTRY PLANNING ACT 1990:

16/01558/MJR – LLANISHEN

Conditions 3, 4 and 6 amended

WALKER HOUSE CHILDREN'S HOME, 158 FIDLAS ROAD

Development of 16 dwellings on the former Walker House site off Fidas Road, (12no, open market sale dwellings with 4 affordable dwelling houses). Associated landscaping access and highways works.

Subject to an amendment to Condition 3 to read.

'No superstructure works shall commence until samples of the external finishing materials have been submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved details''

Subject to an amendment to Condition 4 to read.

'No superstructure works shall commence until details of the junction between the proposed access road and the highway have been submitted to and approved in writing by the Local Planning Authority. Those details shall be implemented prior to the development being put into beneficial use'

Subject to an amendment to Condition 6 to read:

'No superstructure works shall commence until detailed plans showing the position and form of construction of all roads and footpaths within the site and the method of disposal of all surface water drainage therefrom have been submitted to and approved in writing by the Local Planning Authority. The development shall not be brought into beneficial use until the roads, paths and all surface water drainage works have been constructed and completed (except for the final surfacing) in accordance with the approved plans and details.

16/01652/MJR – CYNCOED

CARDIFF METROPOLITAN UNIVERSITY, CYNCOED CAMPUS, CYNCOED ROAD.

Construction of Phase 2 of the sports complex incorporating a new 25 metre swimming pool, trampoline facility, 3 X squash courts, fitness centre and health related exercise studio, dance studio, classroom and associated circulation and amenity space.

16/01855/MJR – BUTETOWN

LAND AT HERBERT STREET, ATLANTIC WHARF, CARDIFF BAY

Redevelopment of the site for student accommodation (approximately 18,333 square meters, use class sui generis) comprising studio, apartments and communal space on the ground floor (approximately 303 square meters use class A1, A2, A3, B1)

Subject to an amendment to Condition 2 to read:

<i>Dwg. No.</i>	<i>Title</i>
Location Plan:	DWG No. 0200 P-01
Site Plan:	DWG No. 0300 P-00
Ground Floor Plan:	DWG No. 0310 P-02
First Floor Plan:	DWG No. 0311 P-02
Levels 2-6 Floor Plan:	DWG No. 0312 P-03
Levels 7 Floor Plan:	DWG No. 0316 P-03
Level 8 Floor Plan:	DWG No. 0318 P-02
Levels 9-10, 12-19 Floor Plan:	DWG No. 0319 P-02
Level 11 Floor Plan:	DWG No. 0321 P-00
Levels 20-21 Floor Plan:	DWG No. 0330 P-02
Levels 22-23 Floor Plan:	DWG No. 0332 P-02
Level 24 Floor Plan:	DWG No. 0334 P-02
Roof Plan	DWG No. 0335 P-00
South/Herbert St. Elevation:	DWG No. 0340 P-00
East Elevation:	DWG No. 0341 P-00
North Street Elevation:	DWG No. 0342 P-00
West Elevation:	DWG No. 0343 P-00
Site Sections:	DWG No. 0350 P-01
Section AA:	DWG No. 0351 P-01
Section BB:	DWG No. 0352 P-01
Section CC:	DWG No. 0353 P-01
Section DD:	DWG No. 0354 P-01
Landscaping – Ground Floor:	DWG 0360 P-00
Landscaping – 01 Floor:	DWG 0361 P-00

Condition 13 amended to read:

No development shall take place until details showing the provision of a minimum of 224 cycle parking spaces for student use, of which 200 shall be under cover, and a number of short stay spaces for visitors to the commercial uses, have been submitted to and approved in writing by the local planning authority. The approved details shall be implemented prior to the development being put into beneficial use. Thereafter the cycle parking spaces shall be maintained and shall not be used for any other purpose.

Condition 16 omitted and the remainder renumbered

Renumbered condition 16 amended to read:

No part of the development hereby permitted shall be occupied until a scheme of environmental improvements to the adjacent footway on Herbert Street, to include widening the public footway to a minimum of 3m along its length and the modification/improvement of the site access, has been submitted to and approval in writing by the LPA. The works should include as required, but not be limited to surfacing, kerbs, edging, drainage, lighting, lining and signing, street furniture, soft landscaping and Traffic Orders as may be required as a consequence of the scheme. The agreed scheme to be implemented to the satisfaction of the LPA prior to beneficial occupation of the site

Subject to an additional Condition 31 to read:

'Prior to commencement of development a scheme shall be submitted to and approved in writing by the Local Planning Authority to provide that the dwellings are designed and constructed so as to ensure that vibration dose values do not exceed 0.4m/s^{1.75} between 07:00 and 23:00 hours, and 0.26m/s^{1.75} between 23:00 and 07:00 hours, as calculated in accordance with BS 6472:1992, entitled "Guide to Evaluation of Human Exposure to Vibration in Buildings" (1Hz to 80Hz). The dwellings shall be constructed in accordance with the approved scheme'

Subject to a New condition 32 added, to read:

An air quality assessment shall be carried out prior to commencement of superstructure works, unless otherwise agreed in writing by the LPA.

APPLICATIONS DEFERRED

16/00256/MJR – CATHAYS

LAND TO REAR OF 90 MINNY STREET

Proposed demolition of former laundry and replacement with student accommodation and associated works.

REASON: In order for Officers to draft reasons for refusal based on overdevelopment.

16/01592/MJR – PONTPRENNAU/ OLD ST MELLONS

SITE OF FORMER FLATS 11-20 TY-TO-MAEN CLOSE

Development of 8 dwellings at Ty to Maen Close, (6no, open market sale and 2no, affordable dwellings) associated landscaping, access and highways works.

REASON: In order for a site visit to this location to take place.

89 : APPLICATIONS DECIDED BY DELEGATED POWERS - SEPTEMBER 2016

90 : DATE OF NEXT MEETING - 26 OCTOBER 2016

This document is available in Welsh / Mae'r ddogfen hon ar gael yn Gymraeg

COMMITTEE DATE: 09/11/2016

APPLICATION No. **16/00117/MNR** APPLICATION DATE: 21/03/2016

ED: **CANTON**

APP: TYPE: Full Planning Permission

APPLICANT: MYJM Ltd

LOCATION: 12 CLIVE ROAD, CANTON, CARDIFF, CF5 1HJ

PROPOSAL: PROPOSED DEMOLITION OF EXISTING BUILDING AND
CONSTRUCTION OF 9 SELF CONTAINED APARTMENTS
WITH ON SITE PARKING

RECOMMENDATION 1 : That planning permission be **GRANTED** subject to the following conditions :

1. The development shall begin not later than one year from the date of this decision.
Reason: In accordance with Section 91 of the Town and Country Planning Act 1990, to enable the Local Planning Authority to take into account any changes in economic conditions that affect the viability of the proposed development and its capacity for the provision of financial contributions under the provisions of Section 106 of the Town and Country Planning Act 1990

2. No development shall commence until a drainage scheme for the site has been submitted to and approved in writing by the local planning authority. The scheme shall provide for the disposal of foul, surface and land water, and include an assessment of the potential to dispose of surface and land water by sustainable means. Thereafter the scheme shall be implemented in accordance with the approved details prior to the occupation of the development and no further foul water, surface water and land drainage shall be allowed to connect directly or indirectly with the public sewerage system.
Reason: In the interests of the proper drainage of the site, in accordance with policy EN10 of the Cardiff Local Development Plan.

3. Prior to the commencement of the development an assessment of the nature and extent of contamination shall be submitted to and approved in writing by the Local Planning Authority. This assessment must be carried out by or under the direction of a suitably qualified competent person * in accordance with BS10175 (2011) Code of Practice for the Investigation of Potentially Contaminated Sites and shall assess any contamination on the site, whether or not it originates on the site.

The report of the findings shall include:

- (i) a desk top study to identify all previous uses at the site and

potential contaminants associated with those uses and the impacts from those contaminants on land and controlled waters. The desk study shall establish a 'conceptual site model' (CSM) which identifies and assesses all identified potential source, pathway, and receptor linkages;

- (ii) an intrusive investigation to assess the extent, scale and nature of contamination which may be present, if identified as required by the desk top study;
- (iii) an assessment of the potential risks to:
 - human health,
 - groundwaters and surface waters
 - adjoining land,
 - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
 - ecological systems,
 - archaeological sites and ancient monuments; and
 - any other receptors identified at (i)
- (iv) an appraisal of remedial options, and justification for the preferred remedial option(s).

All work and submissions carried out for the purposes of this condition must be conducted in accordance with DEFRA and the Environment Agency's 'Model procedures for the Management of Land Contamination, CLR 11' (September 2004) and the WLGA / WAG / EA guidance document ' Land Contamination: A guide for Developers' (2012), unless the Local Planning Authority agrees to any variation.

A 'suitably qualified competent person' would normally be expected to be a chartered member of an appropriate professional body (such as the Institution of Civil Engineers, Geological Society of London, Royal Institution of Chartered Surveyors, Institution of Environmental Management) and also have relevant experience of investigating contaminated sites.

Reason: In accordance with policy EN13 of the Cardiff Local Development Plan.

- 4. Prior to the commencement of the development a detailed remediation scheme and verification plan to bring the site to a condition suitable for the intended use by removing any unacceptable risks to human health, controlled waters, buildings, other property and the natural and historical environment shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include all works to be undertaken, proposed remediation objectives and remediation criteria, a timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

All work and submissions carried out for the purposes of this condition must be conducted in accordance with DEFRA and the Environment Agency's 'Model procedures for the Management of Land Contamination, CLR 11' (September 2004) and the WLGA / WAG / EA guidance document ' Land Contamination: A guide for Developers' (July 2006), unless the Local Planning Authority agrees to any variation.

Reason: To ensure that any unacceptable risks from land contamination to the future users of the land , neighbouring land, controlled waters, property and ecological systems are minimised, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy EN13 of the Cardiff Local Development Plan.

5. The remediation scheme approved by condition 4 must be fully undertaken in accordance with its terms prior to the occupation of any part of the development unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Within 6 months of the completion of the measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be submitted to and approved in writing by the Local Planning Authority.

All work and submissions carried out for the purposes of this condition must be conducted in accordance with DEFRA and the Environment Agency's 'Model procedures for the Management of Land Contamination, CLR 11' (September 2004) and the WLGA / WAG / EA guidance document ' Land Contamination: A guide for Developers' (July 2006), unless the Local Planning Authority agrees to any variation.

Reason : To ensure that any unacceptable risks from land contamination to the future users of the land , neighbouring land, controlled waters, property and ecological systems are minimised, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy EN13 of the Cardiff Local Development Plan.

6. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing within 2 days to the Local Planning Authority, all associated works must stop, and no further development shall take place unless otherwise agreed in writing until a scheme to deal with the contamination found has been approved. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme and verification plan must be prepared and submitted to and approved in writing by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be submitted to and approved in writing by the Local Planning Authority. The timescale for the above actions shall be agreed with the LPA within 2 weeks of the

discovery of any unsuspected contamination.

Reason: To ensure that any unacceptable risks from land contamination to the future users of the land , neighbouring land, controlled waters, property and ecological systems are minimised, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy EN13 of the Cardiff Local Development Plan.

7. Any topsoil [natural or manufactured], or subsoil, to be imported shall be assessed for chemical or other potential contaminants in accordance with a scheme of investigation which shall be submitted to and approved in writing by the Local Planning Authority in advance of its importation. Only material approved by the Local Planning Authority shall be imported. All measures specified in the approved scheme shall be undertaken in accordance with the relevant Code of Practice and Guidance Notes.

Subject to approval of the above, sampling of the material received at the development site to verify that the imported soil is free from contamination shall be undertaken in accordance with a scheme and timescale to be agreed in writing by the LPA.

Reason: To ensure that the safety of future occupiers is not prejudiced in accordance with policy EN13 of the Cardiff Local Development Plan.

8. Any aggregate (other than virgin quarry stone) or recycled aggregate material to be imported shall be assessed for chemical or other potential contaminants in accordance with a scheme of investigation which shall be submitted to and approved in writing by the Local Planning Authority in advance of its importation. Only material approved by the Local Planning Authority shall be imported. All measures specified in the approved scheme shall be undertaken in accordance with the relevant Code of Practice and Guidance Notes.

Subject to approval of the above, sampling of the material received at the development site to verify that the imported material is free from contamination shall be undertaken in accordance with a scheme and timescale to be agreed in writing by the LPA.

Reason: To ensure that the safety of future occupiers is not prejudiced in accordance with policy EN13 of the Cardiff Local Development Plan.

9. Any site won material including soils, aggregates, recycled materials shall be assessed for chemical or other potential contaminants in accordance with a sampling scheme which shall be submitted to and approved in writing by the Local Planning Authority in advance of the reuse of site won materials. Only material which meets site specific target values approved by the Local Planning Authority shall be reused.

Reason: To ensure that the safety of future occupiers is not prejudiced in accordance with policy EN13 of the Cardiff Local Development Plan.

10. Prior to the commencement of development, details of the means of site enclosure shall be submitted to and approved in writing by the Local Planning Authority. The means of site enclosure shall be constructed in

accordance with the approved details prior to the development being put into beneficial use.

Reason: To ensure that the amenities of the area are protected and in the interests of security and the prevention of crime, in accordance with policy KP5 of the Cardiff Local Development Plan and paragraph 4.11.12 of Planning Policy Wales (January 2016).

11. The development shall not be occupied until facilities for the secure storage of cycles at a rate of one space per bedroom have been provided in accordance with details to be submitted to and approved in writing by the local planning authority and the approved facilities shall be retained in perpetuity.

Reason: To ensure that adequate provision is made for the secure and sheltered parking of cycles in accordance with policies KP5 and T5 of the Cardiff Local Development Plan.

12. No development shall commence, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved statement shall be adhered to throughout the construction period. The statement shall provide for:

- i) the parking of vehicles of site operatives and visitors;
- ii) loading and unloading of plant and materials;
- iii) storage of plant and materials used in constructing the development;
- iv) the erection and maintenance of security hoarding.
- v) wheel washing facilities.

Reason: In the interests of highway safety, public safety and amenity, in accordance with policy T5 of the Cardiff Local Development Plan

13. The development shall be carried out in accordance with the following approved plans and documents:

AL(00)01 – location plan

AL(01)01 Rev A – proposed plans

AL(01)02 Rev A – proposed plans

AL(01)10 – proposed elevations

Reason: For the avoidance of doubt as to the extent of the permission.

14. The car parking spaces shown on the approved plans shall be provided prior to the development being brought into beneficial use and thereafter shall be maintained and shall not be used for any purpose other than the parking of vehicles.

Reason: To ensure that the use of the proposed development does not interfere with the safety and free flow of traffic passing along the highway, in accordance with Policy T5 of the Cardiff Local Development Plan.

15. The proposed demolition works within the curtilage of the site shall be carried out in accordance with a Method Statement to be submitted to

and approved by the Local Planning Authority prior to any demolition commencing. The statement shall include for the removal of demolition materials from the site.

Reason: In the interests of public safety and amenity, in accordance with policies KP5 and T5 of the Cardiff Local Development Plan.

16. Prior to the construction of the building above foundation level, samples and/or details of the external finishing materials shall be submitted to and approved in writing by the local planning authority. This shall also include details showing how the main entrance door will be made more visually prominent. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the finished appearance of the development is in keeping with the area in accordance with policy KP5 of the Cardiff Local Development Plan.

17. The internal layout of the development shall be constructed strictly in accordance with the approved plans and no future alteration shall be made to the layout unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect the amenities of future occupiers and the surrounding area and to ensure that parking facilities are adequate to serve the development, in accordance with policies KP5, H6 and T5 of the Cardiff Local Development Plan.

RECOMMENDATION 2: The contamination assessments and the effects of unstable land are considered on the basis of the best information available to the Planning Authority and are not necessarily exhaustive. The Authority takes due diligence when assessing these impacts, however you are minded that the responsibility for

- (i) determining the extent and effects of such constraints and;
- (ii) ensuring that any imported materials (including, topsoils, subsoils, aggregates and recycled or manufactured aggregates / soils) are chemically suitable for the proposed end use. Under no circumstances should controlled waste be imported. It is an offence under section 33 of the environmental Protection Act 1990 to deposit controlled waste on a site which does not benefit from an appropriate waste management license. The following must not be imported to a development site:
 - Unprocessed / unsorted demolition wastes.
 - Any materials originating from a site confirmed as being contaminated or potentially contaminated by chemical or radioactive substances.
 - Japanese Knotweed stems, leaves and rhizome infested soils. In addition to section 33 above, it is also an offence under the Wildlife and Countryside Act 1981 to spread this invasive weed; and
- (iii) the safe development and secure occupancy of the site rests with the developer.

Proposals for areas of possible land instability should take due account of the physical and chemical constraints and may include action on land reclamation or other remedial action to enable beneficial use of unstable land.

The Local Planning Authority has determined the application on the basis of the information available to it, but this does not mean that the land can be considered free from contamination.

RECOMMENDATION 3: To protect the amenities of occupiers of other premises in the vicinity attention is drawn to the provisions of Section 60 of the Control of Pollution Act 1974 in relation to the control of noise from demolition and construction activities. Further to this the applicant is advised that no noise audible outside the site boundary adjacent to the curtilage of residential property shall be created by construction activities in respect of the implementation of this consent outside the hours of 0800-1800 hours Mondays to Fridays and 0800 - 1300 hours on Saturdays or at any time on Sunday or public holidays. The applicant is also advised to seek approval for any proposed piling operations.

RECOMMENDATION 4: The applicant is advised that they may need to apply to Dwr Cymru / Welsh Water for any connection to the public sewer under S106 of the Water industry Act 1991. If the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Gravity Foul Sewers and Lateral Drains, and conform with the publication "Sewers for Adoption"- 7th Edition. Further information can be obtained via the Developer Services pages of www.dwrcymru.com. The applicant is also advised that some public sewers and lateral drains may not be recorded on maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist in dealing with the proposal the applicant may contact Dwr Cymru Welsh Water on 0800 085 3968 to establish the location and status of the apparatus. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times. The developer may be required to contribute, under Sections 40 - 41 of the Water Industry Act 1991, towards the provision of new off-site and/or on-site watermains and associated infrastructure. The level of contribution can be calculated upon receipt of detailed site layout plans which should be sent to Dwr Cymru/Welsh Water.

RECOMMENDATION 5: In the interests of crime prevention and site security, it is recommended that this development be built to Police specified "Secured by Design" standards as promoted by South Wales Police. Information on these standards is available on the website www.securedbydesign.com. It is recommended that a suitable audio /visual access control is fitted to the main entrances, ground floor windows and main entrance and exit doors comply with

PAS24: 2016, all individual apartments and private areas are lockable. Loft hatches located in communal areas such as over landings must be locked to prevent access into apartments through the loft, a secure individual mail delivery system should be included and adequate fire warning and prevention systems are in place.

RECOMMENDATION 6: The developer is advised that no part of the proposed development, including, but not exclusive to, ground floor windows and access doors/gates, is permitted to open out over or encroach on to the public highway.

1. DESCRIPTION OF PROPOSED DEVELOPMENT

- 1.1 Full planning permission is sought for the demolition of a 2 storey detached commercial property and erection of a building containing 9 self-contained apartments (8 x 1 bedroom and 1 x 2 bedroom) on 3 floors, with one off street parking space on the site frontage and an enclosed car park for 4 vehicles at the rear of the site. There would also be an area for bin storage and cycle parking at the rear.
- 1.2 The building would be three storeys on height with a flat/mansard roof which would, at its highest point, be slightly lower than the ridge height of the adjoining house. It would be of a contemporary design, with a vertical emphasis, finished in red brick, render and timber panel detailing. Window and door surrounds would be grey aluminium. Part of the building at the rear, adjacent to the boundary with no. 14 Clive Road, would be single storey with a monopitch roof.
- 1.3 The application was reported to the Planning Committee on 18th May 2016 and the Committee resolved to approve it subject to conditions and subject to those having an interest in the site entering into a binding planning obligation in agreement with the Council under Section 106 of the Town and Country Planning Act 1990 encompassing the matters referred to in paragraphs 5.5 and 5.7 of this report. The applicant has refused to enter into the required S106 planning obligation and has submitted a viability report which sets out to demonstrate that the development is not financially viable at present if S106 contributions are paid. Therefore the application is reported back for the Planning Committee to make a decision as to whether the proposal is acceptable without the contributions but with a condition requiring development to commence within one year of approval, to ensure that if there is any delay in implementing the permission, the ability of the development to support financial contributions can be reviewed in the light of possible changes in economic circumstances.

2. DESCRIPTION OF SITE

- 2.1 The site measures approximately 13m wide x 31.5m long and is on the eastern side of Clive Road, around 40m from the junction with Cowbridge Road East. There is a lane on its southern side leading to a house at the rear of the site and which also serves garages at the rear of properties on Cowbridge Road East. Immediately to the north is a two storey house.

- 2.2 The surrounding area is largely residential in character, with commercial uses towards Cowbridge Road East, and contains a mixture of traditional terraced and semi-detached properties interspersed with modern infill development, including flats, in a mixture of materials.
- 2.3 The building to be demolished is two storeys in height, with a pitched roof, extensive glazing at first floor level and a large shop window in the front elevation. It has a small forecourt and a parking space on the frontage adjacent to no. 14 Clive Road, with a dropped kerb.

3. **SITE HISTORY**

- 3.1 97/1051W – Change of use of rear coach house to a dwelling.
- 3.2 98/1179W – single storey extension at rear – refused.
- 3.3 99/1005W –single storey rear extension – refused.
- 3.4 01/00433/W – Single storey rear extension.
- 3.5 03/00349/W - Change of use of rear coach house to a dwelling (renewal).
- 3.6 14/00136/DCO – Redevelop existing ground floor upholstery shop & workshop and existing first floor 3 bedroom apartment into 3 one bedroom apartments and one 2 bedroom apartment.
- 3.7 15/00173/MNR – Change of use of existing ground floor commercial premises and first floor flat to D1 nursery accommodating up to 50 children, and minor alterations – Refused (parking & noise).

4. **POLICY FRAMEWORK**

4.1 *Cardiff Local Development Plan 2006-2021:*

KP5 (Good Quality and Sustainable Design);
KP7 (Planning Obligations);
H3 (Affordable Housing);
H6 (Change of Use or Redevelopment to Residential Use);
EN13 (Air, Noise, Light Pollution and Land Contamination);
EC3 (Alternative Use of Employment Land and Premises);
T5 (Managing Transport Impacts);
C5 (Provision for Open Space, Outdoor Recreation, Children’s Play and Sport)
W2 (Provision for Waste Management Facilities in Development).

4.2 *Supplementary Planning Guidance:*

Following the adoption of the Cardiff Local Development Plan, existing Supplementary Planning Guidance documents are no longer linked to adopted development plan policies. However, where existing SPG is considered consistent with the new LDP policy framework, it will continue to be material to the Development Management process. The following Supplementary

Planning Guidance is considered relevant to the determination of this application as it is considered consistent with LDP policies KP5, H3, T5 and W2 and can be used to help inform the assessment of relevant matters –

Access, Circulation and Parking Standards (January 2010);
Cardiff Residential Design Guide (March 2008);
Waste Collection and Storage Facilities (March 2007);
Infill Sites (April 2011);
Affordable Housing (March 2007)
Open Space (March 2008)

4.3 *Planning Policy Wales (January 2016):*

4.4.3: In contributing to the Well-being of Future Generations Act goals, planning policies, decisions and proposals should (inter alia):

- Promote resource-efficient and climate change resilient settlement patterns that minimise land-take (and especially extensions to the area of impermeable surfaces) and urban sprawl, especially through preference for the re-use of suitable previously developed land and buildings, wherever possible avoiding development on greenfield sites
- Play an appropriate role to facilitate sustainable building standards (including zero carbon) that seek to minimise the sustainability and environmental impacts of buildings
- Locate developments so as to minimise the demand for travel, especially by private car
- Ensure that all local communities – both urban and rural – have sufficient good quality housing for their needs, including affordable housing for local needs and for special needs where appropriate, in safe neighbourhoods
- Foster social inclusion by ensuring that full advantage is taken of the opportunities to secure a more accessible environment for everyone that the development of land and buildings provides. This includes helping to ensure that development is accessible by means other than the private car.

4.7.4: Local planning authorities should assess the extent to which developments are consistent with minimising the need to travel and increasing accessibility by modes other than the private car. Higher density development, including residential development, should be encouraged near public transport nodes or near corridors well served by public transport (or with the potential to be so served).

4.11.9: Visual appearance, scale and relationship to surroundings and context are material planning considerations. Local planning Authorities should reject poor building and contextual designs.

4.11.11: Local planning authorities and developers should consider the issue of accessibility for all.

4.11.12: Local Authorities are under a legal obligation to consider the need to prevent and reduce crime and disorder in all decisions that they take.

9.1.1 : The Assembly Government will seek to ensure that previously developed land is used in preference to Greenfield sites; new housing and residential environments are well designed, meeting national sustainability standards and making a significant contribution to promoting community regeneration and improving the quality of life; and that the overall result of new housing development in villages, towns or edge of settlement is a mix of

affordable and market housing that retains and, where practical, enhances important landscape and wildlife features in the development.

9.1.2 Local planning authorities should promote sustainable residential environments, avoid large housing areas of monotonous character and make appropriate provision for affordable housing. Local planning authorities should promote:

- mixed tenure communities;
- development that is easily accessible by public transport, cycling and walking, although in rural areas required development might not be able to achieve all accessibility criteria in all circumstances;
- mixed use development so communities have good access to employment, retail and other services;
- attractive landscapes around dwellings, with usable open space and regard for biodiversity, nature conservation and flood risk;
- greater emphasis on quality, good design and the creation of places to live that are safe and attractive;
- the most efficient use of land;
- well designed living environments, where appropriate at increased densities;
- construction of housing with low environmental impact, reducing the carbon emissions generated by maximising energy efficiency and minimising the use of energy from fossil fuel sources, using local renewable and low carbon energy sources where appropriate; and
- 'barrier free' housing developments, for example built to Lifetime Homes standards.

9.2.14 A community's need for affordable housing is a material planning consideration.

9.3.3 Insensitive infilling, or the cumulative effects of development or redevelopment, including conversion and adaptation, should not be allowed to damage an area's character or amenity. This includes any such impact on neighbouring dwellings, such as serious loss of privacy or overshadowing.

9.3.5 Where development plan policies make clear that an element of affordable housing, or other developer contributions, are required on specific sites, this will be a material consideration in determining relevant applications. Applicants for planning permission should therefore demonstrate and justify how they have arrived at a particular mix of housing, having regard to development plan policies. If, having had regard to all material considerations, the local planning authority considers that the proposal for a site does not contribute sufficiently towards the objective of creating mixed communities, then the authority will need to negotiate a revision of the mix of housing or may refuse the application.

12.7.3: Adequate facilities and space for the collection, composting and recycling of waste materials should be incorporated into the design of any development and waste prevention efforts at the design, construction and demolition stage should be made by developers.

4.4 *Technical Advice Note 12 - Design (2014)*

4.5 *Welsh Office Circular 13/97, 'Planning Obligations'*

4.6 *Welsh Government Circular WGC 016/2014 – “The Use of Planning Conditions for Development Management”*

5. **INTERNAL CONSULTEE RESPONSES**

5.1 *Transportation*: No objections subject to conditions requiring retention of proposed parking facilities, cycle parking and approval of construction and demolition management schemes.

5.2 *Drainage*: No comments received.

5.3 *Pollution Control (Noise & Air)*: Standard recommendation on construction site noise.

5.4 *Pollution Control (Contaminated Land)*: Standard conditions and recommendations on contaminated land assessment, remediation and verification; unforeseen contamination; imported and recycled materials and contaminated/unstable land.

5.5 *Parks Development*: Based on the 2009 Cardiff Council Open Space Survey there is a deficiency in open space provision of 3.19ha in the Canton Ward, in which the development is situated (Measured by the Fields in Trust recommended standard of 2.43 hectares per 1000 population). The quality and facilities of existing open spaces also require improvement, with additional capacity to take into account the increased residential population resulting from the development. Demand for usage of the existing open spaces would increase in the locality as a result of the development and therefore it is appropriate that an off-site contribution is made, calculated in accordance with the guidelines set out in the Open Space SPG. The Public Open Space Contribution shall be used by the Council towards the design, improvement and/or maintenance of public open space within the locality of the development site. The closest areas of recreational open space are Victoria Park and Thompsons Park. As no public open space is being provided on-site, the developers will be required to make a financial contribution towards the provision of open space off-site, or the improvement (including design and maintenance) of existing open space in the locality. Based on the above assessment the contribution payable will be **£13, 973**, which includes the administration fee. Information on the open space projects reasonably related to the development, to which the contribution will be allocated, will be provided for inclusion within the Section 106 Agreement. This would involve local consultation and be subject to Member approval.

5.6 *Waste Strategy & Minimisation Officer*: The bin storage area indicated on the original site plans is not acceptable (the refuse collection vehicle (RCV) would not be permitted to use the access lane, due to its narrow nature and as the bin store is further than 25m away, the crews would be unable to empty the bins. The crews are not permitted to manoeuvre large 1100 litre bins further than 25m for health and safety reasons). The bin store must also be within 30m of the dwelling (front door).

5.7 *Housing Strategy*: Cardiff has a high housing need for affordable housing in this area of the City. In line with the adopted LDP, an affordable housing contribution of 20% of the 9 units (2 units) is sought on this brown-field site. Our priority is to deliver on-site affordable housing, in the form of affordable rented accommodation, built to Welsh Government Development Quality Requirements for purchase by a nominated Registered Social Landlord partner. However, given the proposed design of the residential scheme, overall scheme layout, including the proposed size/design of the units, and the potential service charges for this type of residential development, all of these factors could affect the affordability as well as the practicality of managing and maintaining affordable housing on-site for a Registered Social Landlord. In view of the above, we could accept the affordable housing to be wholly delivered as a financial contribution in lieu of on-site affordable housing provision. On that basis we would seek a financial contribution of **£125,280** (in lieu of the 2 units) which is calculated in accordance with the formula in the Affordable Housing – Supplementary Planning Guidance (SPG) (2007).

6. **EXTERNAL CONSULTEES RESPONSES**

- 6.1 *Welsh Water*: No objections subject to approval of a drainage scheme.
- 6.2 *South Wales Police*: Give recommendations on design and layout principles relating to security.

7. **REPRESENTATIONS**

- 7.1 The application has been advertised by neighbour notification. 7 objections have been received, which are summarised as follows -
1. The lane is used regularly by existing residents and is too narrow – vehicles would drive on the proposed pavement, which would be unsafe.
 2. Extra use of the unsurfaced lane would lead to damage and extra costs for residents.
 3. Increased anti-social and criminal behaviour caused by more people using the unlit lane.
 4. Loss of access along the lane during demolition and building works.
 5. Overdevelopment – there would be too many flats in a small area.
 6. Bins would have to be taken to Clive Road from the back of the site. Bins could be left permanently at the front, causing an obstruction.
 7. The building will be too tall and will shade other properties and the garden of the house at the rear.
 8. Noise and disturbance from residents. The area is currently quiet and undisturbed.
 9. Loss of privacy – windows will overlook the gardens of the neighbouring house and the house at the rear.
 10. Traffic congestion on Clive Road will increase.
 11. The development will dwarf neighbouring properties and the design will look out of place. The building would be far more prominent than any other as well as being completely different in shape and style to any neighbouring building.
 12. There will not be enough parking spaces. It is already difficult to park in

- this area.
13. Internal and external lighting could be left on constantly, which would affect the houses opposite, as would and the headlights of cars using the lane.
 14. Three storeys extending a metre or so beyond the front edge of the neighbouring house would block part of the view from the front bedroom and block light into the front lower room.
 15. A previous application for an extension was refused (1999) on the grounds that “the extension would be so large as to dominate the house and garden at No. 14 Clive Road to an extent which would result in a serious loss of amenity for neighbours.” The same reasoning should apply to this application.
 16. The drawings are misleading. There are illustrations of the front, rear and south facing elevations and a much smaller one of the north facing elevation, closest to 14 Clive Road. In section 4.11 of the design and access statement there is no illustration of the proposed new north elevation at all. There is no marking showing the line of the existing building on the drawing of the proposed north elevation and if there were, it would show that the proposed north wall is significantly longer than the current one.
 17. Loss of views from windows of 14, Clive Road.
 18. Loss of light to first floor bedroom windows and ground floor dining room window of 14 Clive Road.

8. **ANALYSIS**

- 8.1 The application raises no land use policy concerns as the application site is located within an existing residential area, inside the settlement boundary as shown on the Cardiff Local Development Plan Proposals Map. As such, the existing shop and workshop are offered no protection in land use policy terms in this location. The main considerations with regard to this proposal are the effect on the amenities of neighbouring occupiers and the impact on the street scene.
- 8.2 The existing building on the site is clearly a later addition within Clive Road. It spans the entire width of its plot, has a shallow pitched roof and has an inconsistent fenestration and design/finish from the other buildings within this part of the street. The building was previously a commercial premises (furniture upholsterers) and has a ground floor flat roofed front projection extending forward of the building toward the Clive Road. The building is not therefore considered to make a particularly positive contribution within the street scene. While the proposed building would depart from the mostly terraced, two storey dwelling built form which characterises this section of Clive Road, given that the existing building did not conform to this predominant local character, it would be unreasonable to require its replacement to follow a more traditional approach.
- 8.3 The maximum height of the proposed building would be lower than that of the ridge height of the neighbouring dwelling (No. 14 Clive Road) and its eaves height consistent with this property. The proposed building would span the entire width of the plot as the existing building did. As such, the scale and

massing of the front elevation of the proposed building would not be significantly greater than that existing and is therefore considered acceptable.

- 8.4 While the proposed building is of a contemporary design and finish there is some evident variety in the form of the buildings along the street and in their finishing materials. Taking this into account and given the limited contribution which the existing building makes to the street scene, it is considered that visually the proposal would represent an enhancement.
- 8.5 The front elevation of the proposed building, while contemporary, is vertically emphasised, which reflects other buildings in the area. However, it is considered that the front door of the proposed scheme ought to be more prominent and that consideration should also be given to reducing the palette of materials proposed in order to simplify the buildings overall aesthetic. These details can be controlled by planning conditions should the application be approved.
- 8.6 With regard to the impact on the amenities of neighbouring residents, the proposed building would not project any further back into the site than the existing building did at its furthest point but it would have a significantly greater bulk than the existing building and in closer proximity to the boundary of the plot with No. 14. In order to reduce the impact on no. 14, the building has been designed so that it will be only one storey in height adjacent to the boundary where it projects beyond the main rear wall of no. 14 and its upper floors are set back around 3.3m from the boundary. The building will not project beyond the end of the rear annex of no. 14. Although the development will result in loss of outlook from windows in the side of no. 14's rear annex, it is not considered that the impact will be so overbearing as to justify the refusal of planning permission. The impact on the rear facing bedroom window at first floor level in the main rear elevation of no. 14 has been taken into account in the design of the development by ensuring that it adheres to the Building Research Establishment Report 'Site Layout Planning for Daylight and Sunlight - A Guide To Good Practice' (1991), - this has been illustrated on the submitted drawings. It is not considered that the additional bulk of the building would have an unacceptable, overbearing impact on the neighbouring property and its garden.
- 8.7 The building will be far enough away from the house to the rear to cause no unacceptable loss of privacy. Windows will be more than 21m apart and there will be more than 10m between the new building and the rear boundary of the plot, which will prevent unacceptable overlooking of the garden of the house at the rear. The building will not project beyond the end of the rear annex of no. 14 and new windows will overlook the neighbouring garden only at an angle, which is an acceptable and common situation in urban areas such as this.
- 8.8 The development will provide a reasonable standard of accommodation for future residents. All the apartments will have a floor area of more than 40 square metres and although no private amenity space would be provided as part of the proposed scheme, it is noted that eight of the nine apartments are 1 bedroom properties and would not therefore represent family accommodation. Also, the site is within a short walk of both Thompsons Park and Victoria Park.

While the provision of some form of amenity space provision would generally be expected, it would on balance be difficult to sustain a strong objection to the proposal on this issue alone.

8.9 With regard to the objections received:

1. The new building will not encroach on the lane, which is not to be made any narrower. A planning condition can ensure that details of the access are submitted for approval.
2. This is not a material planning consideration.
3. It cannot be assumed that new residents would engage in such behaviour. An increased presence may deter criminal activity.
4. A construction management scheme can be required, which would minimise disruption caused by building works.
5. The site is large enough to provide flats of an acceptable size along with adequate parking provision and space for bin and cycle storage. There are other blocks of flats along Clive Road and this form of development is not unusual in this area.
6. Amended plans showing bin storage have been submitted, which show that the distance between the storage area and the collection point has been reduced. There would be no need for bins to be stored on the highway (which would not be permitted in any case).
7. Overall, the building will not be as tall as the adjacent house. The issue of overshadowing is discussed above. Any additional shading of the garden of the house at the rear will be minimal and would not constitute grounds for refusal.
8. The development will generate only domestic noise, which is to be expected in a residential area. The size of the development is not so great as to result in excessive vehicle movements etc. The previous, established, commercial use of the property could result in greater disturbance.
9. Privacy is discussed above.
10. The amount of traffic generated by the flats will be negligible. No objections on traffic grounds have been raised by Transportation officers.
11. The appearance of the building is discussed above.
12. The number of parking spaces accords with the Supplementary Planning Guidance "Access, Circulation and Parking Standards" which, whilst no longer attached to a policy of the LDP, remains a material consideration in the determination of planning applications.
13. This area is already lit by street lights therefore light from the building, and from car headlights, will have no noticeable impact on neighbouring properties. Cars already use the lane and the impact of the additional few vehicle movements at night will be negligible.
14. The building will project forward of no. 14 Clive Road but the front projection will be set around 4.5m away from the nearest window of that house and will have only a very marginal effect on views and light. Furthermore, there is no right to a view across someone else's land.
15. Each planning application has to be determined on its own merits. The 1999 application was for a commercial development of a different nature to the proposed flats and was also subject to different policies and

planning guidance, and it appears that the proposed extension at that time would have projected far beyond the existing rear of the building. The fact that a previous proposal was found unacceptable does not mean that the current application must also be refused.

16. The drawings clearly illustrate the proposals. Officers have had no difficulty in interpreting the submitted information.
 17. There is no right to a view across someone else's land.
 18. Overshadowing is discussed above.
- 8.10 Members previously resolved to grant planning permission for this development subject to the signing of a S106 obligation relating to financial contributions in lieu of on-site affordable housing and open space. However, the applicant has submitted a viability report which has been assessed by the Council's Valuer, who concludes that *"while the development of the scheme is possible the margin of viability using the standard assumptions falls short of the threshold funders seek to mitigate the risks to the loan. The developer may be able to access alternative sources of funding to progress the scheme. However, as the level of return is marginal the development cannot support the S.106 contributions requested."*
- 8.11 The Supplementary Planning Guidance "Affordable Housing" (March 2007) states that *"in exceptional cases excessive development costs may undermine the viability of a proposal. In such cases the Council will be prepared to take account of some unforeseen abnormal costs where robust evidence is provided of their existence. The evidence provided should contain costings and valuations that will need to be verified by the Council's nominated independent quantity surveyor. Where evidence is provided and agreed, consideration could be given to varying the level of on-site provision and/or identifying other forms of appropriate provision"* (paragraph 3.9).
- 8.12 Paragraph 3.7.1 of Planning Policy Wales (Jan 2016) states that *..."Contributions from developers may be used to offset negative consequences of development, to help meet local needs, or to secure benefits which will make development more sustainable. It is essential that arrangements are fair to both the developer and the community..."* and Circular 13/97 (Planning Obligations) requires S106 obligations to be *"fairly and reasonably related in scale and kind to the development."*
- 8.13 In conclusion, following appraisal of the applicant's viability report, it is accepted that in current market conditions the development cannot support the S.106 contributions that have been requested. However, market conditions may change in the future, therefore, it is recommended that this application be granted subject to the conditions that the Planning Committee previously resolved to approve, but with an amended condition 1 which will require the development to commence within 1 year of planning permission being granted, in order to ensure that should the development be delayed by more than 12 months planning permission will have to be renewed, at which time any changes in market conditions will be taken into account via an up to date viability assessment and financial contributions can be required via a S106 obligation as appropriate, bearing in mind that requests for planning

obligations must be “fairly and reasonably related in scale and kind to the development” and “fair to both the developer and the community”. This course of action is possible as Section 91 (1) (b) of the Town and Country Planning Act 1990 allows planning permission to be granted “subject to the condition that the development to which it relates must be begun not later than the expiration of— (a) five years beginning with the date on which the permission is granted or, as the case may be, deemed to be granted; or (b) such other period (whether longer or shorter) beginning with that date as the authority concerned with the terms of planning permission may direct”, this being “a period which the authority consider appropriate having regard to the provisions of the development plan and to any other material considerations.” Policy C5 of the Local Development Plan requires provision to be made for open space in conjunction with all new residential developments of more than 8 units and Policy H3 of the Local Development Plan requires the provision of affordable housing in developments of more than 5 units. Planning Policy Wales (para.9.2.14) also states specifically that a community’s need for affordable housing is a material planning consideration.

9. **OTHER CONSIDERATIONS**

9.1 *Crime and Disorder Act 1998*

Section 17(1) of the Crime and Disorder Act 1998 imposes a duty on the Local Authority to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area. This duty has been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable increase in crime and disorder as a result of the proposed decision.

9.2 *Equality Act 2010*

The Equality Act 2010 identifies a number of ‘protected characteristics’, namely age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; sexual orientation; marriage and civil partnership. The Council’s duty under the above Act has been given due consideration in the determination of this application. It is considered that the proposed development does not have any significant implications for, or effect on, persons who share a protected characteristic, over and above any other person.

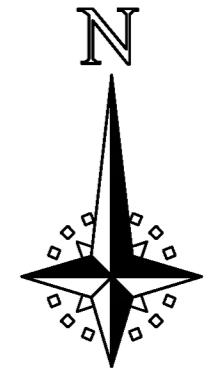


LOCATION PLAN
1:250


Date: 29/10/15
Drawn: BK
Check: BK
Description: LOCATION PLAN



LOCATION PLAN
1:1250



0	Job No.	15_082
12 Clive Road	Dwg No.	AL(00)01
Catdiffe	Rev.	
Title		
Location Plan		
Date	Drawn	Scale
29/10/15	BK	1:250/1250 @ A3

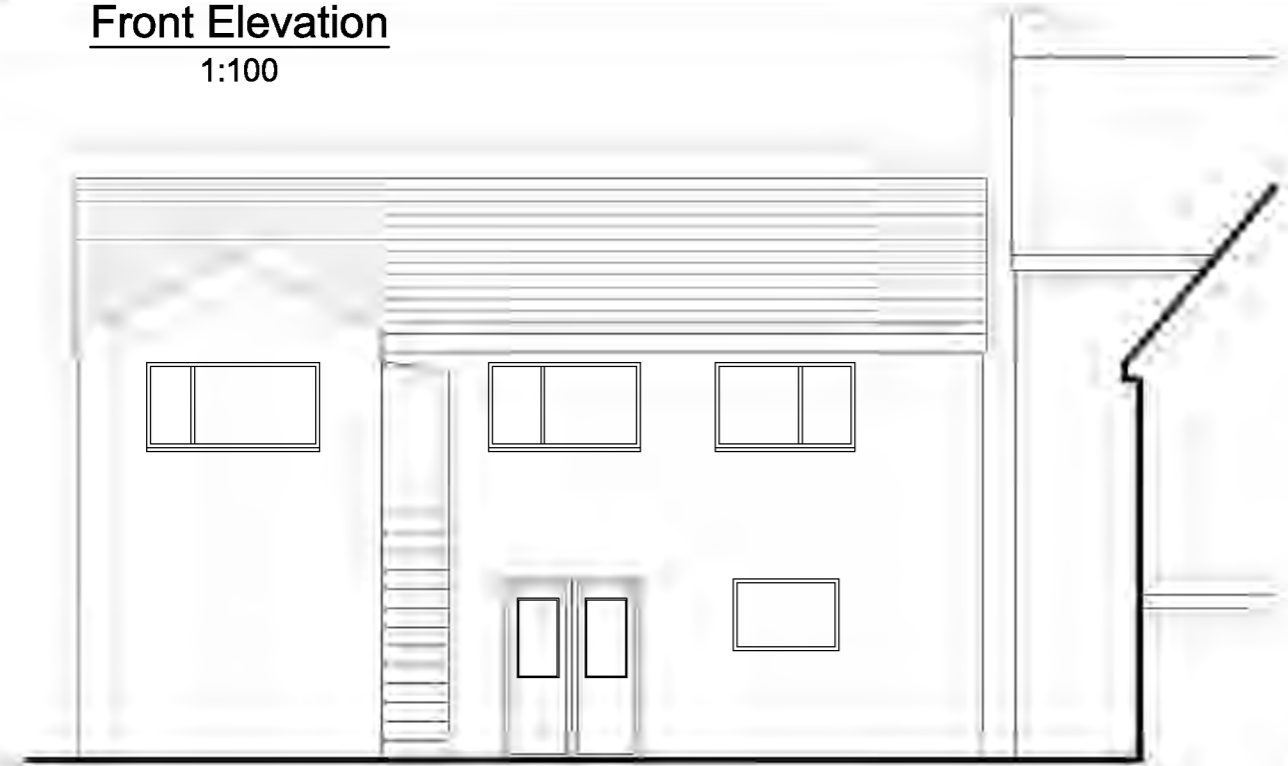

Architects · Town planners
Environmental & Urban design

Unit 1A, Compass Business Park,
 Pacific Road, Cardiff, CF24 5HL
 www.e-architects.co.uk
 tel: 029 20482100

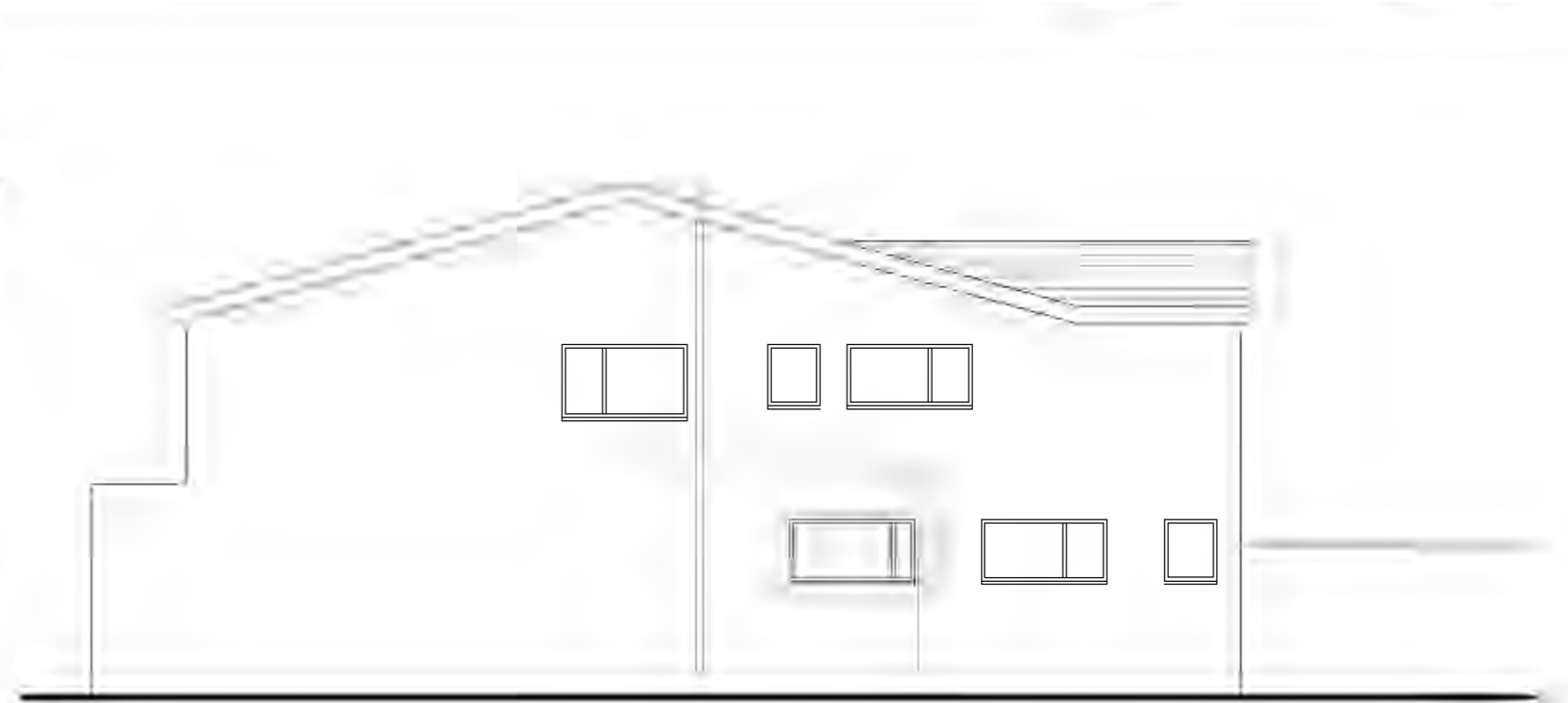
Date: 29/10/15
 Drawn: BK
 Check: BK
 Description: Existing Elevations



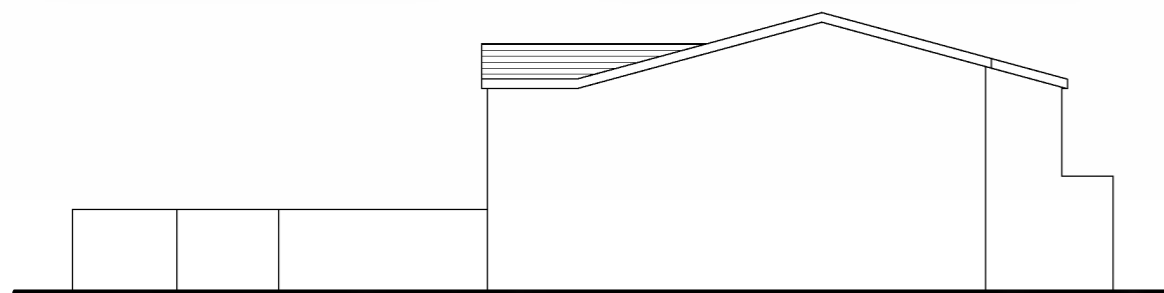
Front Elevation
1:100



Rear Elevation
1:100




Side Elevation
1:100



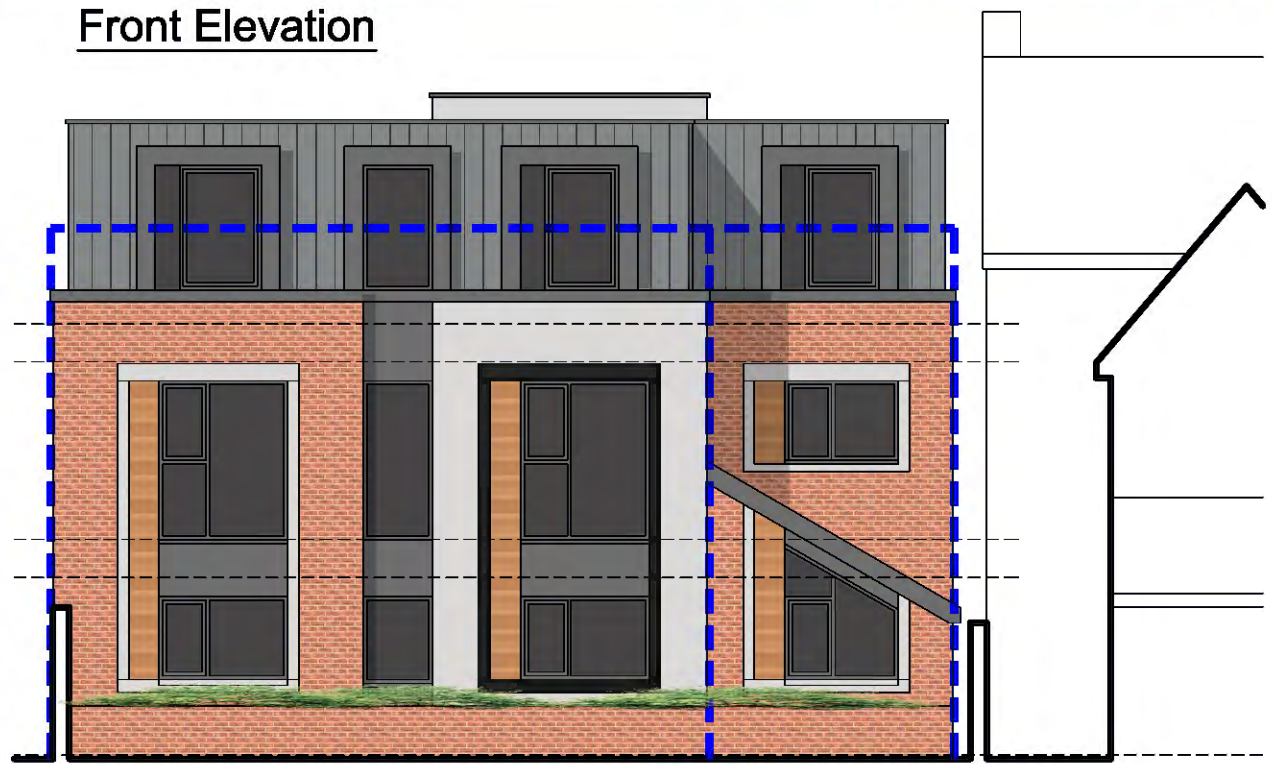
Side Elevation
1:200

EXISTING ELEVATIONS

Residential Development at 12 Clive Road Cardiff		Job No. 15_082	Rev.
Title Existing Elevations		Dwg No. AL(00)03	
Date 29/10/15	Drawn BK	Scale 1:100 & 200 @ A3	
 Architects · Town planners Environmental & Urban design		<small>Unit 1A, Compass Business Park, Pacific Road, Cardiff, CF24 5HL</small> <small>www.e-architects.co.uk tel: 029 20452100</small>	



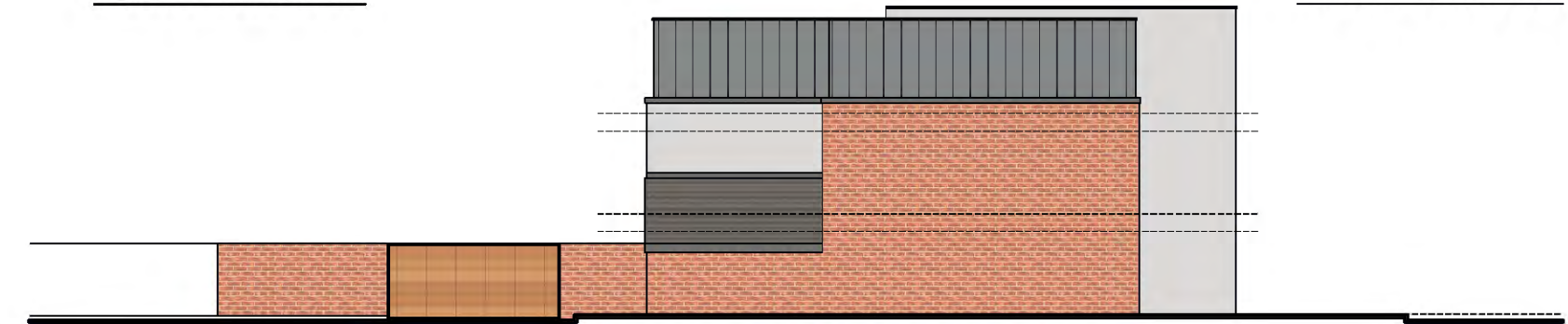
Front Elevation




Rear Elevation

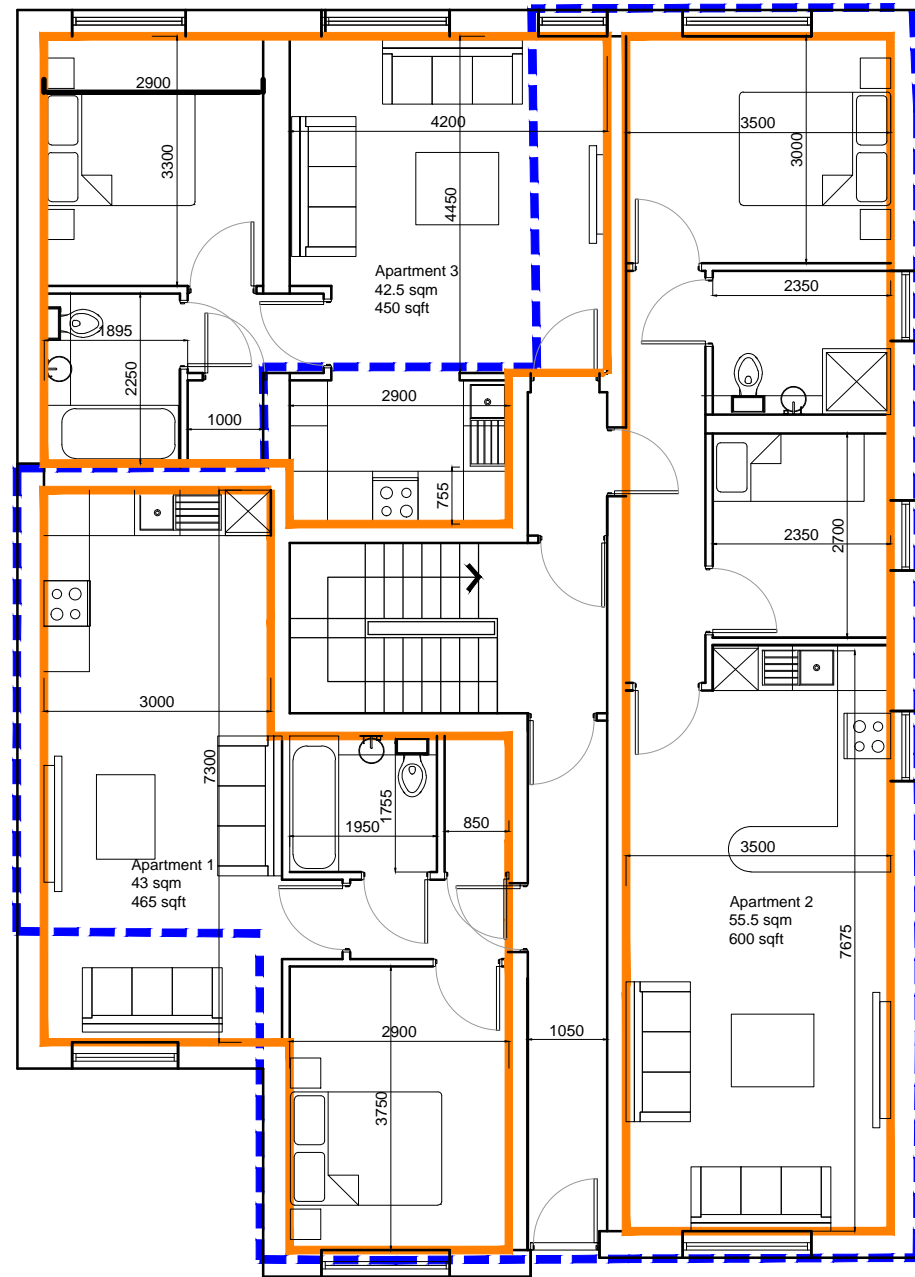


Side Elevation

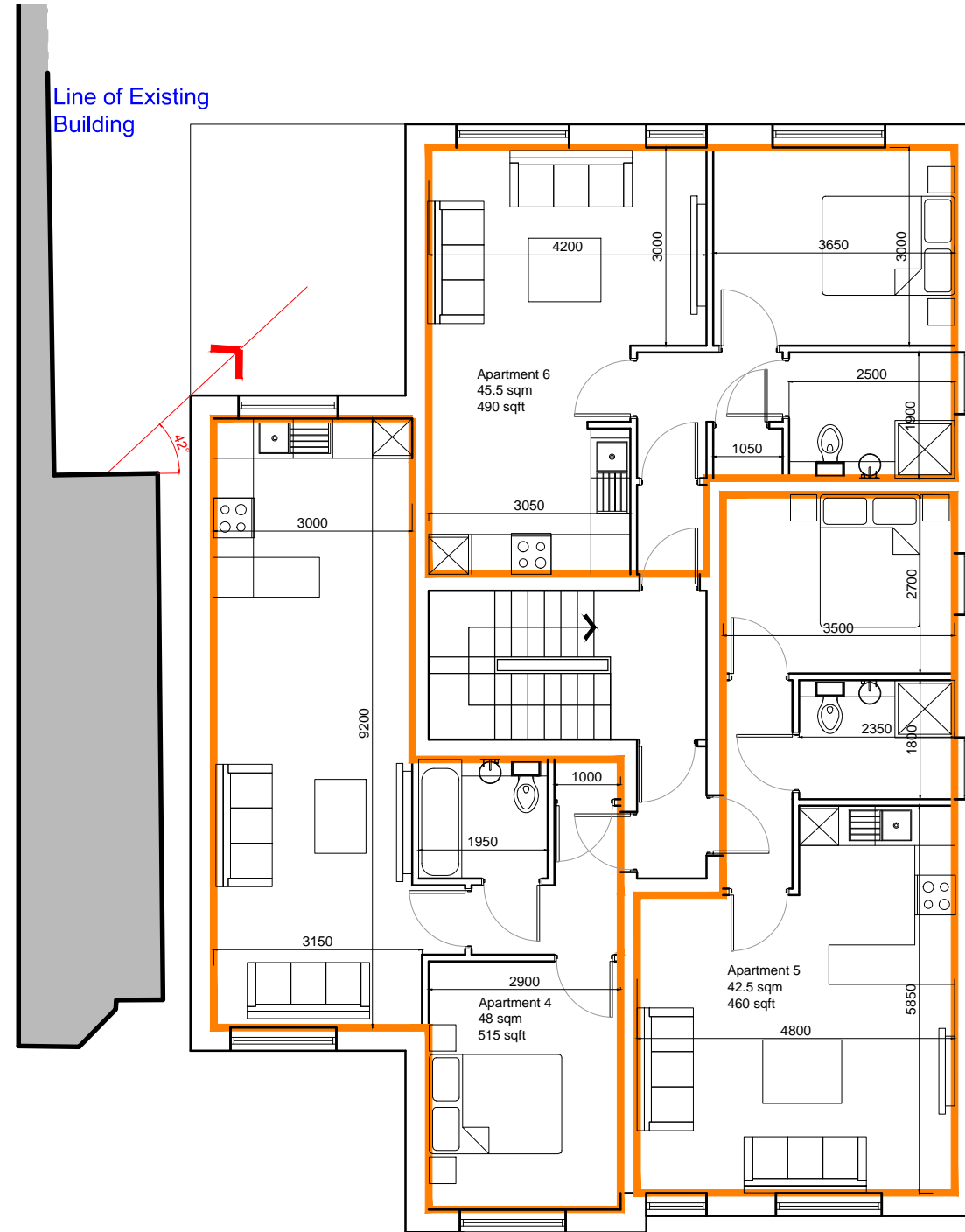


Side Elevation

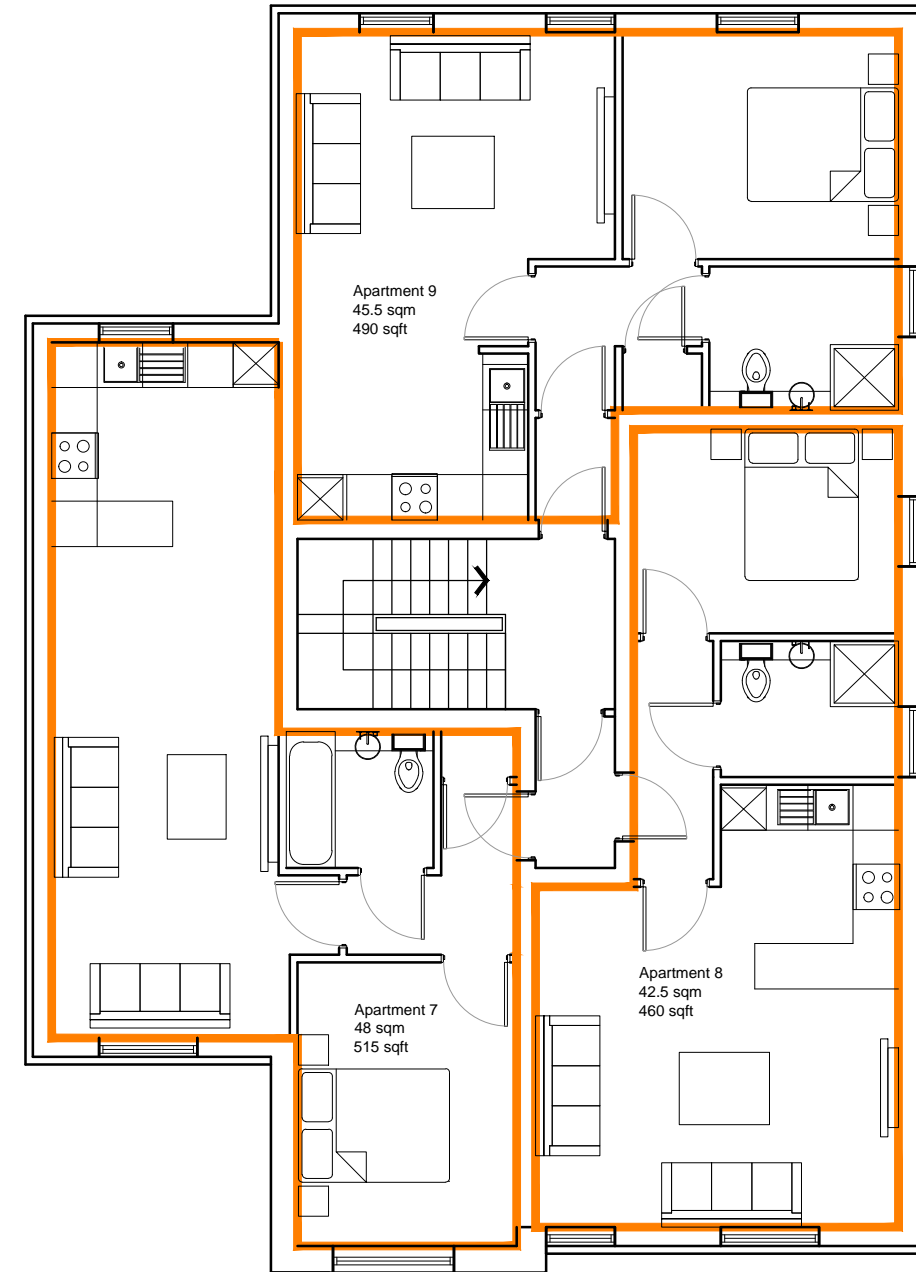
Residential Development at 12 Clive Road Cardiff		Job No. 15_082	Rev.
Proposed Elevations		Dwg No. AL(01)10	
Date 29/10/15	Drawn BK	Scale 1:100 & 200 @ A3	
		Architects · Town planners Environmental & Urban design	
<small>Unit 1A, Compass Business Park, Pacific Road, Cardiff, CF24 5HL</small>		<small>www.cjarchitects.co.uk tel: 029 20402900</small>	




Ground Floor Plan



1st Floor Plan



2nd Floor Plan

Residential Development at 12 Clive Road Cardiff		Job No. 15_082
Title Proposed Plans		Dwg No. Rev. AL(01)02 A
Date 29/10/15	Drawn BK	Scale 1:100 @ A3
 C² Architects · Town planners Environmental & Urban design		
<small>Unit 1A, Compass Business Park, Pacific Road, Cardiff, CF24 5HL.</small>		<small>www.c2architects.co.uk tel: 029 20452100</small>

ew - Sep 2014



LOCAL MEMBERS OBJECTION

COMMITTEE DATE: 09/11/2016

APPLICATION No. **16/00256/MJR** APPLICATION DATE: 16/02/2016

ED: **CATHAYS**

APP: TYPE: Full Planning Permission

APPLICANT: MR K DONNELLY

LOCATION: LAND TO REAR OF 90 MINNY STREET, CATHAYS, CARDIFF,
CF24 4EU

PROPOSAL: PROPOSED DEMOLITION OF FORMER LAUNDRY AND
REPLACEMENT WITH STUDENT ACCOMMODATION AND
ASSOCIATED WORKS

RECOMMENDATION 1: That, subject to relevant parties entering into a binding planning obligation, in agreement with the Council, under **SECTION 106** of the Town and Country Planning Act 1990, within 6 months of the date of this resolution unless otherwise agreed by the Council in writing, in respect of matters detailed in paragraph 8.9 of this report, planning permission be **GRANTED** subject to the following conditions:

1. C01 Statutory Time Limit
2. This consent relates to the following approved plans and documents:

Plans Numbered – 1936-001A; 002A; 211; 300; 301; 302; 303; 304; 305;
307; 308; 309A & 310.

Streetwise Location Plan.

Mango Planning Cover Letter dated 01 February 2016.

Mango Planning Design & Access Statement ref: DB/150075/R002 dated
February 2016.

Mango Planning, Planning Statement ref: DB/150075/R003 dated
February 2016.

Corun Transport Statement ref: 15-00425/TS01/Rev B dated January
2016.

David Clements Ecology Ltd. Bat Survey ref: DCE 874 dated July 2016.

Mango Planning email dated 15 April 2016 indicating a site management
overview.

Reason. For the avoidance of doubt.

3. Notwithstanding the submitted plans, details of refuse storage and management, providing the following minimum capacities, shall be submitted to and approved in writing by the local planning authority:

2x 1100 litre bins for general waste;
2x 1100 litre bins for dry recyclables; and
1x 240 litre bin for food waste.

The approved scheme shall be implemented prior to the beneficial occupation of the development and shall thereafter be retained and maintained.

Reason: To ensure an orderly form of development and protect the amenities of the area.

4. Notwithstanding the submitted plans, details of cycle parking facilities shall be submitted to and approved in writing by the local planning authority. The approved details shall be implemented prior to the beneficial occupation of the development and shall thereafter be retained and maintained.

Reason. To ensure appropriate provision for cyclists.

5. D3D Maintenance of Parking Within Site

6. No part of the development hereby permitted shall be commenced until a scheme of construction management has been submitted to and approved by the Local Planning Authority, to include as required but not limited to details of site hoardings, site access and wheel washing facilities. Construction of the development shall be managed strictly in accordance with the scheme so approved.

Reason: In the interests of highway safety and public amenity.

7. No part of the development hereby permitted shall be occupied until a travel/parking/traffic/resident/letting management plan to include, but not limited to, the promotion of public transport and other alternatives to the private car; the management of traffic at the start and end of term; the control of vehicular access to the site; the exclusion and control of student resident car parking within the site and surrounding area, has been submitted to and approved by the Local Planning Authority.

Reason: in the interest of highway safety and to regulate the impact of the development on use of the adjacent highway.

8. Details of an external lighting scheme for the site, including communal areas and the secondary pedestrian access route off May Street shall be submitted to and approved in writing by the local planning authority. The scheme shall provide for low level lighting that is directed away from the adjacent dwellings where possible. The approved scheme shall be

implemented prior to the beneficial occupation of the development and shall thereafter be retained and maintained.

Reason. To ensure an orderly form of development and in prevention of crime and disorder.

9. The development hereby approved shall be implemented in accordance with the ecological mitigation measures identified in Sections 5.3 to 5.7; 5.10; 5.11 and 5.13 of the approved Bat Survey.

Reason: In compliance with the requirements of the Conservation of Habitats and Species Regulations 2010 (as amended).

10. The development shall be implemented in accordance with the ecological mitigation measures identified in Sections 5.2; 5.8; 5.9 and 5.12 of the approved Bat Survey, in respect of nesting birds.

Reason: To avoid disturbance to nesting birds which are protected under the Wildlife and Countryside Act 1981: Part 1, 1(1)(b), it is an offence to intentionally take, damage or destroy the nest of any wild bird while that nest is in use or being built.

11. No development shall commence until a drainage scheme for the site has been submitted to and approved in writing by the local planning authority. The scheme shall provide for the disposal of foul, surface and land water, and include an assessment of the potential to dispose of surface and land water by sustainable means. Thereafter the scheme shall be implemented in accordance with the approved details prior to the occupation of the development and no further foul water, surface water and land drainage shall be allowed to connect directly or indirectly with the public sewerage system.

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.

12. No site clearance, preparation or development shall take place until the following have been submitted and approved in writing by the Local Planning Authority: -

- A Soil Resource Survey (SRS) and Plan (SRP) prepared in accordance with the 2009 DEFRA Construction Code of Practice for the Sustainable Use of Soils on Construction Sites.
- A hard and soft landscaping scheme, including a detailed planting schedule and aftercare plan, that incorporates the requirements and recommendations of the SRP and where necessary makes provision for the importation of planting soils that have been certified in accordance with British Standard 3882:2015 and British Standard 8601:2013 and shown to be fit for purpose in an interpretive report prepared by a soil scientist.

Reason. The information required is necessary to ensure the longevity of any soft landscaping, in the interests of visual amenity.

13. C2O Architectural detailing
14. E1B Samples of Materials
15. Any site won materials including soils, aggregates, recycled materials shall be assessed for chemical or other potential contaminants in accordance with a sampling scheme which shall be submitted to and approved in writing by the local planning authority in advance of the reuse of site won materials. Only materials which meet the site specific target values approved by the local planning authority shall be reused.
Reason. To ensure the safety of future occupiers is not prejudiced.
16. C7A Specified Use Land
17. C7Zb CLM - REMEDIATION & VERIFICATION PLAN
18. C7Zc CLM - REMEDIATION & VERIFICATION
19. C7Zd CLM - UNFORESEEN CONTAMINATION
20. D7Z Contaminated materials
21. E7Z Imported Aggregates
22. Prior to implementation of the development hereby approved, a noise assessment shall be carried out and submitted to the Local Planning Authority to ensure the noise emitted from fixed plant and equipment on the site achieves a rating noise level of background -10dB at the nearest noise sensitive premises when measured and corrected in accordance with BS 4142: 2014 (or any British Standard amending or superseding that standard).
Reason: To ensure that the amenities of occupiers of other premises in the vicinity are protected.
23. Details of any access gates to the development shall be submitted to and approved in writing by the local planning authority. The details shall show gates that do not open over the highway, and that are secure from unauthorised entry. The approved gates shall be installed prior to the beneficial occupation of the development and shall thereafter be retained and maintained.
Reason. To ensure an orderly form of development.

24. The retained boundary enclosures as shown on plan no. 1936-301 shall be taken to a finished standard immediately upon demolition of the existing buildings.

Reason. In the interests of amenity and security for adjacent occupiers.

25. The first floor 'Kitchen' window serving 'Plot 3' and facing the rear of 160 Cathays terrace shall be glazed in obscured glass and shall have restricted opening and shall thereafter retained and maintained as such.

Reason. To protect the privacy and amenity of existing and future occupiers.

RECOMMENDATION 2: Prior to the commencement of development, the developer shall notify the local planning authority of the commencement of development , and shall display a site notice and plan on, or near the site, in accordance with the requirements of Article 12 of the Town & Country Planning (Development Management Procedure)(Wales)(Amendment) Order 2016.

RECOMMENDATION 3: To protect the amenities of occupiers of other premises in the vicinity attention is drawn to the provisions of Section 60 of the Control of Pollution Act 1974 in relation to the control of noise from demolition and construction activities. Further to this the applicant is advised that no noise audible outside the site boundary adjacent to the curtilage of residential property shall be created by construction activities in respect of the implementation of this consent outside the hours of 0800-1800 hours Mondays to Fridays and 0800 - 1300 hours on Saturdays or at any time on Sunday or public holidays. The applicant is also advised to seek approval for any proposed piling operations.

RECOMMENDATION 4: Welcome Pack – The applicant is requested to provide future residents with a welcome pack upon their arrival, detailing public transport services in the area, to help promote sustainable transport. Leaflets and advice in connection with production of the packs are available from Miriam Highgate, Cardiff Council, County Hall, tel: 029 2087 2213.

RECOMMENDATION 5 : The contamination assessments and the effects of unstable land are considered on the basis of the best information available to the Planning Authority and are not necessarily exhaustive. The Authority takes due diligence when assessing these impacts, however you are minded that the responsibility for

- (i) determining the extent and effects of such constraints and;
- (ii) ensuring that any imported materials (including, topsoils, subsoils, aggregates and recycled or manufactured aggregates / soils) are chemically suitable for the proposed end use. Under no circumstances should controlled waste be imported. It is an offence under section 33 of the environmental Protection Act 1990 to deposit controlled waste on a

site which does not benefit from an appropriate waste management license. The following must not be imported to a development site:

- Unprocessed / unsorted demolition wastes.
- Any materials originating from a site confirmed as being contaminated or potentially contaminated by chemical or radioactive substances.
- Japanese Knotweed stems, leaves and rhizome infested soils. In addition to section 33 above, it is also an offence under the Wildlife and Countryside Act 1981 to spread this invasive weed; and

(iii) the safe development and secure occupancy of the site rests with the developer.

Proposals for areas of possible land instability should take due account of the physical and chemical constraints and may include action on land reclamation or other remedial action to enable beneficial use of unstable land.

The Local Planning Authority has determined the application on the basis of the information available to it, but this does not mean that the land can be considered free from contamination.

1. DESCRIPTION OF PROPOSED DEVELOPMENT

- 1.1 An application for the demolition of a vacant former laundry premises with redevelopment of the site as 16 student flats, accommodated in 1no. two storey block and 1no. 3 storey block. The proposed flats comprise 11x 2 bed and 5x 1 bed units.
- 1.2 The proposed Block 1 is a domestic scale 2 storey building, fronting Minny Street, with a 'wrap around' single and two storey element adjacent to the rear boundaries of the properties at 160-166 Cathays Terrace. The block has a pitched roof and an archway providing pedestrian and vehicular access to the site. The block is shown as being finished in facing brick with a grey tiled roof.
- 1.3 The proposed block 2 sits within the site and is of a three storey scale, with a flat roof construction of differing levels. This block has a communal entrance fronting the courtyard. The second floor (accommodating 3 units) is set well into the larger roof area of the first floor, predominantly along the northern and eastern elevations. Block 2 is shown as being finished in a combination of facing brick, render panels and rain screen cladding.
- 1.4 The site is shown as being enclosed by a wall retained from the demolished buildings, to heights of 3.0m and 3.5m. Amended plans have been received which show the area of wall to be retained at 3.5m being increased, to include the enclosures to the dwellings fronting Dalton St and Minny St.

- 1.5 There are areas of communal open space around Block 2 and in between Block 1 and 2. The proposals include off street parking for 2 vehicles, and an amended structure is shown that will accommodate up to 27 cycles.
- 1.6 Refuse storage facilities are shown on the proposed plans that appear to accommodate the required capacities.
- 1.7 A second point of access to the site for pedestrians is shown off May Street. This access route is an existing situation.
- 1.8 Amended plans have also been received which make minor alterations to the building footprint, add rooflights to serve first floor rooms and add several high level obscure glazed windows. In addition, two bedrooms have been removed from the roofspace of Block 1, reducing the number of bedrooms proposed from 29 to 27.

2. **DESCRIPTION OF SITE**

- 2.1 The site is approx. 0.11Ha in area, and is surrounded by dwellings fronting Minny Street, May Street, Cathays Terrace and Dalton Street.
- 2.2 The site is almost completely developed, being a former industrial laundry, with the existing buildings being in a very poor state of repair. The flat roofed buildings are of differing scale, with the highest being of three storey scale.

3. **SITE HISTORY**

- 3.1 15/02433/MJR – Full application for the demolition of buildings and redevelopment for student accommodation – Withdrawn

08/00721/C – Outline application demolition of buildings and construction of 21 self-contained flats – Withdrawn

96/01470/W – Change of use from paint spray booth to builders merchants – Refused & appeal dismissed.

4. **POLICY FRAMEWORK**

- 4.1 The relevant Local Development Plan Policies are:

Policy KP5 (Good Quality and Sustainable Design)

Policy H6 (Change of Use or Redevelopment to Residential Use)

Policy T1 (Walking and Cycling)

Policy T5 (Managing Transport Impacts)

Policy W2 (provision for Waste Management Facilities in Development)

- 4.2 The following Guidance was supplementary to the development Plan, now superseded by the Local Development Plan. However, it is considered consistent with adopted Local Development Plan policies and provides relevance to the consideration of this proposal to help and inform the assessment of relevant matters:

Access, Circulation and Parking Standards 2010
Waste Collection and Storage Facilities 2007
Infill Sites 2011

5. **INTERNAL CONSULTEE RESPONSES**

- 5.1 The Transportation Manager has no objection, making the following comments:

The SPG (Access, Circulation & Parking) stipulates a minimum of 1 off-street parking space per 25 students for operational use in association with this sui generis use, together with additional vehicle and cycle parking on a bespoke basis for staff/visitors i.e. the provision of 2 spaces as proposed is policy compliant in this sustainable location with ready access to public transport, shops and services, and the nearby university campus. Adequate provision is also made for cycle parking which will serve to encourage this mode of travel.

I'd therefore have no objections subject conditions relating to conditions D3D (car parking) and C3S (cycle parking) together with;

Combined Travel and Student Accommodation Traffic Management Plan condition – No part of the development hereby permitted shall be occupied until a travel/parking/traffic/resident/letting management plan to include, but not limited to, the promotion of public transport and other alternatives to the private car; the management of traffic at the start and end of term; the control of vehicular access to the site; the exclusion and control of student resident car parking within the site and surrounding area, has been submitted to and approved by the Local Planning Authority. Reason: in the interest of highway safety and to regulate the impact of the development on use of the adjacent highway;

Construction management plan condition – No part of the development hereby permitted shall be commenced until a scheme of construction management has been submitted to and approved by the Local Planning Authority, to include as required but not limited to details of site hoardings, site access and wheel washing facilities. Construction of the development shall be managed strictly in accordance with the scheme so approved. Reason: In the interests of highway safety and public amenity

- 5.2 The Waste Manager considers the indicated refuse storage area to be acceptable, subject to the proposals accommodating the appropriate capacities. Condition 3 is recommended in order to secure those capacities and to secure an acceptable structure.
- 5.3 The Pollution Control Manager (Contaminated Land) has no objection to the proposals, subject to contaminated land conditions and advice.
- 5.4 The Pollution Control Manager (Noise & Air) has no objection, subject to a condition relating to plant noise and advice regarding construction site noise.
- 5.5 The Neighbourhood Renewal (Access) Manager has been consulted and any comments will be reported to Committee.
- 5.6 The Parks Manager has no objection to the proposals, subject to the developer agreeing to a financial contribution of **£14,132** towards the provision of or maintenance of existing open space in the vicinity of the site.
- 5.7 The Council's Ecologist has reviewed the submitted Bat Survey and has no objection, subject to the imposition of conditions relating to the implementation of the development in accordance with mitigation measures identified in that Survey in respect of protection of nesting birds and Bats. A representation has been made with regard to bees nesting in vegetation growing on the existing buildings and the Ecologist makes the following comment in that regard:
- In respect of the concern raised about impacts upon bees, it is true that pollinating insects such as bees are in decline. However, whilst mature Ivy can be a haven for foraging bees, it is unlikely in my view that this one patch of Ivy is of such importance that its removal will result in significant harm to bee populations.*
- 5.8 The Highways Drainage Manager has been consulted and no comments have been received.
- 5.9 The Council's Tree Protection Officer has no objection in principle to the submitted landscaping details. However, a condition requiring the submission of further soils analysis information, and landscape details informed by it is considered appropriate.
- 5.10 The Neighbourhood Regeneration Manager has been consulted and any comments will be reported to Committee.

6. **EXTERNAL CONSULTEE RESPONSES**

- 6.1 Welsh Water have been consulted and no objection is raised in respect of site drainage or water supply, subject to conditions and advice relating to drainage.

6.2 South Wales Police have no objection. Comments received relating to crime prevention have been passed to the agent.

7. **REPRESENTATIONS**

7.1 Adjacent occupiers have been consulted and the application has been advertised on site and in the press in accordance with adopted procedures.

7.2 20 individual letters/emails of objection have received from neighbouring residents, which raise the following concerns:

- The proposed building is out of scale, context and character of the surrounding terraced dwellings;
- The proposed building will result in a loss of light to the surrounding dwellings;
- The proposed building will result in a loss of privacy to the surrounding dwellings;
- Noise disturbance from the occupiers;
- Loss of property value;
- Increased instances of litter nuisance;
- Increased pedestrian and vehicle movements causing disturbance and potential for accidents;
- Existing under pressure services such as sewerage and water supply will be further eroded;
- Unhappy with the Council's consultation, notification process;
- Loss of residential character of Cathays;
- Adverse impact on bees and roosting bats;
- Loss of secure boundary enclosures;
- Lack of cycle parking;
- The Design & Access Statement is misleading;
- Comments on the previous application (15/02433/MJR) must be taken into account under this application;
- Creation of pest nuisance due to external bin store;
- Undue disturbance during any construction period;
- Loss of security and risk of crime due to opening the path to May Street;
- Excessive number of applications (4no. in 16 months). The applicant is seeking to wear down opposition;
- Amendments are superficial and don't take account of local opinion;
- The proposed accommodation will attract crime.
- Misrepresentation of the number of objections received, including a 50 signature petition;
- Misrepresentation in referral to 19 Dalton St;
- Non response to previous representations submitted;

- The latest report to Committee indicating permission has already been granted;
- Adequacy of the site visit of the 7th September 2016 as the Committee were unable to access the site;
- Misrepresentation stating in the report that the occupiers of no. 19 Dalton St will benefit from an 'enhanced environment';
- Misrepresentation in that the report states there will be 'little disruption or noise pollution';
- The provisions of the Human Right Act have not been addressed;
- No Environmental Impact report has been submitted. This is a statutory obligation;
- The extended waste bin facility reduces the available space;
- Reference is made to S106 legislation (S106BA, BB and BC relating to the Town & Country planning Act 1990 and the Growth and Infrastructure Act 2013).

7.3 Local Members have been consulted and Councillor Weaver (on behalf of himself, Councillor Merry and Councillor Knight) makes the following comment:

The proposals would fail to meet the Councils policies due to the following, and should be rejected on the basis of;

The height of the building and its overlooking effect – both in terms of inappropriate design and impact on privacy;

Security for residents on Dalton Street;

The adverse impact on the character and amenity of the area for existing residents;

The likely impact of noise and disturbance to neighbouring properties;

Inadequate transport access and lack of parking.

The proposal to have this number of residential flats in this triangle of land behind existing properties is totally inappropriate development. It is overbearing, removes privacy, risks security, and is likely to increase noise and disturbance.

We are concerned about possible waste and transport management issues. We would like this proposal to be recommended for refusal, and if necessary come before the planning committee so that we can speak about the inappropriate nature of this application.

7.4 Subsequently, Councillor Merry submitted the following comments (also on behalf of Councillor Weaver & Knight)

Further objection from Cllrs Sarah Merry, Chris Weaver and Sam Knight

We are making an additional late representation as we are concerned that guidance under the Council's SPG are not addressed by the current application

or by the report. Cardiff Council has specific policy on infill development due to the particular sensitivities of this type of development.

While the report refers to The Infill Sites Design Guide of 2011 as relevant policy we would wish to draw committee's attention to the following sections:

1.3 The overarching aims for this SPG are that infill development:

- Protects residential amenity, both of new and existing occupiers;
- Makes a positive contribution to the creation of distinctive communities, places and spaces;
- Is of good design which encompasses sustainability principles;
- Responds to the context and character of the area;
- Makes efficient use of brownfield land.

2.3 All development must be of good design and make a positive contribution to the adjacent townscape/landscape; should always make a positive contribution to the context of the area.

We do not believe that the report addresses the aim of the SPG that this type of development should protect the residential amenity of the new occupiers or the principle should be a positive contribution to the landscape and local area

2.9 As a general rule, backland development should be a subservient form of development (lower than the front facing properties). Replacement or new developments within similar sites should reflect this traditional pattern of development.

This development is clearly not subservient to the surrounding properties. The majority of the properties are two storeys and much of the development would be three storeys. The fact that the existing building is 3 storeys is irrelevant and we would like to draw your attention to the fact that the guidelines specifically refer to replacement developments in this section of the guidelines. It does not state that this will be acceptable if replacing a building of the same height.

2.10 The design of backland development must be based on a clear understanding of the effects that this type of development has on character and residential amenity. Problems that can occur which must be avoided, or minimised to an acceptable level, are:

- Loss of privacy and spaciousness;
- Loss of daylight;
- Inadequate access;
- Loss of green/garden space;
- Loss of car parking;

Again the guidelines recognise the specific sensitivities of infill development in terms of loss of privacy, spaciousness, daylight, access which we do not feel are addressed by this planning application

2.14 *It is important to strike a balance between maintaining the established positive character of a residential street and introducing additional housing. To avoid a 'town cramming' effect, any proposals must:*

- *Maintain a useable amenity space or garden for new as well as any existing dwellings/occupiers;*
- *Maintain an established spacing between buildings that respects the pattern of layout in the vicinity of the site;*
- *Maintain appropriate scale and massing which respects buildings in the vicinity of the site;*

The guidelines specifically refer to the need to avoid the "town cramming effect" which we believe this development creates in terms of density, massing and scale. We have particular concerns about the usable amenity space for the residents in view of the amount and also the character. If for example you consider the space between the proposed building and the wall backing on to May Street this will be overshadowed and more akin to a passageway than usable, pleasant amenity space in view of its width. The report states: "It is acknowledged that the available amenity space is limited, and its arrangement is constrained by the layout of the proposed development". We would argue that consideration of the constraints of the site should have been central when the developers were considering the density of the site rather than this being given as a reason for allowing the development. While the council is requesting section 106 payment towards open space it should be noted that there is no open space within close proximity of the site.

3.8 *Infill, backland and site redevelopment must result in the creation of good places to live. This needs to be demonstrated through the quality of internal living space; private amenity space; and through adherence to principles relating to access, security, and legibility.*

Please refer to our point above.

3.23 *The character analysis should show how the infill development has taken account of and responded to existing building heights (number of storeys and floor to ceiling heights), scale and massing of buildings in the street.*

As above – the building is significantly higher than surrounding buildings as is the massing.

3.24 *For a backland site, a less conspicuous building of a lower scale in building height is often more appropriate to minimise overbearing and reduce impact on residential amenity*

Again – as above

3. Any increase in the intensity of existing accommodation will mean that careful consideration will need to be given to innovative solutions for useable amenity space, car parking provision, cycle storage and refuse storage facilities.

We do not believe that this has been addressed by the application

3.41 *All developments must demonstrate how they positively contribute towards safe and secure Environments*

There are specific concerns from residents about the impact on the security of their properties with the opening up of this plot and the reduction in the wall height. There are also specific concerns about the access from May Street which will open up a passage way which is currently secure, even if this is locked we know from other examples that it is likely to be left unsecured by residents wanting easy access.

4.1 *Any infill, backland or site redevelopment must consider both the new and future occupiers' amenity, as well as neighbouring amenity of nearby dwellings.*

As above

4.2 *All new residential dwellings, as well as existing dwellings affected by the development, should maintain useable and appropriate external amenity space. This space should be integrated within the design proposals and not just be 'left over space' after planning.*

As above – and we have emphasised that it specifically states that amenity space must not be left over space after planning.

4.9 *The minimum overlooking distance from a habitable room window to a garden area of a separate dwelling should be 10.5m. Relying on obscurely glazed windows or non-opening windows is not a preferred means of achieving privacy.*

The report recognises that this is not the case with the current application. Residents have made the point that while the existing building may be 3 storeys that it is very different to have people occupying a residential property.

4.11 To safeguard the amenity of existing residents, proposals must not result in unacceptable harm regarding the level of overbearing, overshadowing or overlooking of neighbouring properties.

We believe that the overshadowing and overlooking of neighbouring properties has not been given proper consideration. In fact the pictorial example of bad planning in the guide is not dissimilar to the current application.

We also include a number of pictures supplied by a local resident. The first showing the kind of waste issues generated by an adjoining flat conversion owned by the developer:

Parking in Dalton Street in the evening – bear in mind this is at a time when the students are not around:

The introduction of 75% resident parking would not resolve the issues as there is a luncheon club used by many elderly people which as a result use cars to access the club and would be unable to park in the vicinity.

7.5 Councillor Clark objects to the proposals, making the following comments:

I am writing in support of local residents in their objection to the proposed development to the rear of 90 Minny Street, Cathays on the following grounds:

- *The height of the proposed development will overlook neighbouring residential properties resulting in an overbearing development and an invasion of privacy.*
- *The proposed development has insufficient on site allocation of car parking spaces. There are no allocated disabled spaces. We have seen again and again in Cathays that even if residents of developments are advised not to bring cars they do anyway.*
- *Having such a high concentration of people living in such a small area is likely to lead to excessive noise and disturbance*
- *The way the development is designed is likely to breach the security of neighbouring properties*
- *There has been very poor consultation and resulting misunderstanding regarding this development. As a result it has not been possible to submit an earlier petition.*

7.6 Amended plans were received subsequent to the Committee meeting of the 14th September. Notification letters were sent to interested parties (dated 20 September 2016), and a further four letters of objection were received, which indicated previous concerns had not been addressed by the amended plans.

8. **ANALYSIS**

- 8.1 An application for the demolition of a vacant former laundry premises with redevelopment of the site as 16 student flats, accommodated in 1no. two storey block and 1no. 3 storey block. The proposed flats comprise 11x 2 bed and 5x 1 bed units.

The application was deferred by Planning Committee on the 10th August 2016 in order to undertake a site visit. That site visit took place on the 7th September 2016.

The application was further deferred by Planning Committee on the 14th September 2016 in order to undertake a second site visit, including gaining access into the application site. That site will take place on the 5th October 2016.

The application was again deferred by Planning Committee on the 12th October 2016 in order to consider reasons for refusal of consent based on overdevelopment and density.

- 8.2 The application site is located within the settlement boundary as defined by the Adopted Cardiff Local Development Plan proposals map and is located within an established residential area. The vacant former laundry premises are afforded no specific protection in land use policy terms. In this case, the residential redevelopment of the site raises no land use policy concerns.

8.3 **Layout, Scale & Massing**

The immediately adjacent built form around the site is mainly two storey pitch roof dwellings, with the dwellings fronting Cathays terrace being of three storey scale.

The existing buildings on site are of a commercial scale, with various heights up to and including three storey. The buildings predominantly occupy the northern part of the site and lie directly on (forming) the boundaries to dwellings from 164-170 Cathays terrace, 85-95 May Street, 9-21 Dalton Street and 86a-88 Minny Street. The submitted plans indicate a maximum building height of approx. 8.5m.

Block 1 as proposed is of a two storey scale, and presents to Minny Street as a new build structure that sits reasonably comfortably in the mix of dwelling styles that form the wider Cathays Terrace/Minny Street junction area. Whilst it is acknowledged that the proposals introduce a two storey construction for a small length of the boundary to no. 160 and 162 Cathays terrace, the rear area of no. 160 is a car park, and the extent of build across the rear of no. 162 is minimal and does not give rise to any significant concerns in terms of any overbearing impact.

Block 2 sits within the north-eastern section of the site. The proposed building is three storeys in height, with the top floor, in the main, being set back off the elevations to the ground and first floor. The degree of setback varies, with the deeper areas being to the north and east of the block. It is considered that this set back significantly reduces the impact of the scale and massing of the block. The maximum height of Block 2 is approx. 9.4m, reducing to approx. 6.2m at the main two storey height.

Block 2 is shown as having a separation distance from the boundary to the dwellings along May Street of approx. 2.2m (nearest) to 6.1m (farthest). The separation from the boundary to the dwellings to Dalton Street is approx. 5.0m (nearest) to 9.6m (farthest). The separation distance to the boundary to the dwellings to Minny Street is approx. 2.7m (nearest) to 12.8m (farthest).

Given the scale of the existing built form that forms the boundary to the gardens serving the dwellings on May, Dalton and Minny Street, the degree of separation indicated, and the overall reduction in scale of Block 2 to 6.2m in proximity to those boundaries, it is considered that the scale and massing of Block 2 is such that the proposals result in a far more open environment.

The massing of Block 2 is also broken up by the projections and recesses within the building's elevations and through changes in the finishing materials, as well as the top floor of the building being mainly set in.

The proposed layout indicates facilities for the parking of cycles and the storage of waste. Whilst the facilities have been found to be acceptable in principle, conditions are recommended that will see further details of the nature of the storage facilities being submitted for approval.

It is noted that representations indicate concerns in respect of the scale and massing of the proposals, in relation to the scale and character of the surrounding dwellings. However, as indicated above, the scale and massing of the proposed buildings compares favourably in relation to the existing built form and the relationships with the adjacent dwellings. In this case it is considered that refusal of consent on these grounds could not be justified or sustained.

In conclusion, the layout, scale and massing of the proposals are considered to be acceptable.

8.4 Design and Materials

Block 1 is of a two storey pitched roof design, with a frontage to Minny Street. The block is to be finished predominantly in facing brick, with a cladded gable/bay feature over the vehicle access arch. The existing mix of dwelling styles and finishes in the vicinity is such that this arrangement does not result in adverse impact on the visual amenity of the area.

Block 2 is a flat roofed structure, having three distinct levels, from the top of the main entrance feature that folds over into the roof, down to the roof of the units forming the second floor, and finally down to the roof level of the first floor structure. This arrangement is reflective of the current built form on the site, comprising (albeit in a derelict state) flat roofed buildings, of varying heights.

Block 2 is to be finished in a combination of facing brick (main finish to ground and first floor elevations), Terracotta cladding to the second floor elevations, and several areas of render (mainly to the entrance feature).

A condition is recommended that requires the submission and approval of samples of materials in order to secure a high quality finish.

It is noted that representations indicate concerns in respect of the design and appearance of the proposals in relation to the existing adjacent residential character, which is predominantly two storey terraced dwellings. It is acknowledged that (certainly in respect of Block 2), the scale, design and appearance differ to that terraced character. However, it must be borne in mind that contemporary design cannot be dismissed purely on that basis. The proposals have been considered having regard for the current built form on site, a site that is industrial in its own character. The resulting Block 2 building has reference to that built form, and significantly improves the environment of a currently extremely dilapidated site in reducing the impact directly on the boundaries and having a comparatively small area of three storey scale.

The properties in the area adjacent to the main site entrance have a mix of finished materials, from stone, to brick, render and pebble dash. In addition, there are other recent development sites in the vicinity that also introduce a more contemporary style to the wider vicinity. In addition, it should be noted that whilst the proposals (Block 2) would clearly be visible to the occupiers of the adjacent dwellings, there would be no significant views of Block 2 from the wider public realm, as the site is essentially land locked. Therefore, it is considered that there would be no adverse impact on the visual amenity, or character of the area.

In light of the above, it is considered that there would be no justifiable or sustainable grounds to refuse consent in terms of the design or appearance of the buildings.

8.5 Amenity Space

It is acknowledged that the available amenity space is restricted, with its arrangement constrained by the layout of the proposed development and site. However, it is considered that the space that is available offers sufficient amenity for future occupiers to use in a communal fashion. Notwithstanding this, it is of note that at approx. 378sqm, the space exceeds that which would be required if

the guidance figures contained in the adopted Residential Design Guide SPG which, based on the figures quoted in para. 2.2 of the SPG would be 295sqm.

The limited provision of open space, based on occupancy on site has influenced the comments of the Parks Manager, who is seeking a financial contribution towards off-site provision/maintenance.

8.6 Access & Parking

Vehicular access to the site, via and archway through Block 1 fronting Minny Street is considered to be acceptable. This entrance will also serve pedestrians. A condition is recommended seeking details of gates to the entrance, with further stipulation that gates do not open over the highway, and that they are secured against unauthorised entry.

Parking for two vehicles is provided in the internal courtyard area, to be utilised for servicing and arrival/departure of residents (to be controlled by the conditioned travel plan).

The plans show a provision for the parking of 19 cycles within the internal courtyard area. Whilst the plans indicate a parking structure, there are no details of its construction. A condition requiring the submission and approval of such details is recommended.

A secondary pedestrian access is proposed via a pathway from May Street. This path is an existing feature of the site. The condition relating to gate details would include this point of entry. A further condition, relating to on site external lighting will also include details of how this path is to be lit.

The details of the access and parking arrangements have been considered by the Operational Manager Transportation, who has no objection.

8.7 Privacy and Amenity

Block 1 has been amended so as to reduce the amount of 2 storey development along the boundary to no. 162 Cathays Terrace. As indicated in para. 8.3 above, this has significantly reduced the impact of Block 1 on the occupiers of no. 162, and this relationship raises no further concerns. It should be noted that whilst there is new 2 storey development to the rear boundary with the flats at no. 160 Cathays Terrace, the area between the flats and the boundary is an open plan car park and therefore the impact of the new build has no adverse impact on amenity.

With regard to Block 2 and its relationship to the adjacent dwellings, this is considered by elevation as follows:

Facing May Street

This elevation includes 3x ground floor, 2x first floor and 3x second floor windows.

The ground floor windows are of no concern as they would face onto the retained 3.0m high boundary wall.

The first floor windows are of no concern as they are high level and would not offer any direct views towards the rear of the May Street properties.

The second floor windows are of no concern as the rooftop set back is such that there would be no direct views down into the gardens of the May Street properties. To note, only one of the second floor windows is not set at high level. That window has a direct aspect towards no. 89 May Street. However the degree of setback would not allow views into the window to the first floor of the rear annexe of that dwelling, and views towards the first floor window to the main rear elevation would also be limited by the set back, and by the roof of the annexe to no. 89.

There are no privacy or amenity concerns to this elevation.

Facing Dalton Street

This elevation includes 5x ground floor and 4x first floor windows.

The ground floor windows are of no concern as they would face onto the retained 3.5m high boundary wall.

Two of the first floor windows are set at high level and offer no direct views towards the rear of the Dalton Street properties. The two other windows to this elevation are set at distances of approx. 10.0m and 14.0m from the retained boundary wall, and approx. 23.8m to 24.2m from the annexe rear elevation and main rear elevation of no. 19 Dalton St.

Whilst it is noted that the one distance of 10.0m is less (by 0.5m) than the recommended minimum in the Council's 'Infill Sites' SPG, this has to be considered against the retained 3.5m high wall and the enhanced environment provided to the occupiers of no. 19 in the removal of the existing three storey high structures that currently form the boundary enclosure. Having regard for these factors, it is considered that any refusal of consent on ground of overlooking in this situation would be unsustainable.

Facing Minny Street

In consideration of the privacy and amenity concerns raised in representations, this elevation is viewed in context of only 2x first floor windows, which are set in walls that have a staggered relationship to the adjacent dwelling identified. These windows serve the bedrooms to 'Plot 7' and have aspects directly towards the rear of the dwelling at no. 88 Minny Street.

Window 1 has a distance of approx. 10.0m to the retained 3.5m high boundary wall and approx. 21.5m to the main rear elevation of no. 88.

Window 2 has a distance of approx. 13.0m to the boundary wall, and approx. 20.1m to the rear elevation of the annexe to no. 88.

Both window 1 and 2 above have shortfalls in the distance either to the boundary, or annexe elevation to no. 88 of 0.5m and 0.9m respectively. The comment made above in respect of the window to boundary distance is relevant here and, again it is considered the shortfall, when taken in context of the wider environmental improvement and wall would not sustain refusal of consent. With regard to the 0.9m shortfall, again this case has been considered on balance with the environmental improvement gained by the removal of the high boundary enclosure, and the relatively small shortfall. Taking these factors into account (notwithstanding that the distance recommendations are guidance rather than policy), it is considered that refusal of consent on grounds of loss of privacy and amenity to the occupiers of no. 88 could not be reasonably justified or sustained.

Whilst there are clearly more windows to this elevation, none have any impact on adjacent boundaries or windows.

Facing Cathays Terrace

There are no windows to this elevation that have any impact on adjacent occupiers.

In conclusion, it is considered that the extremely limited instances of shortfall distances, there would be no sustainable grounds for refusal of consent in terms of loss of amenity or privacy.

8.8 With regard to other comments made in representations:

- The proposals see the removal of existing building that form the rear boundaries to the adjacent dwellings, up to and including three storeys in height. The proposed building is set off those same boundaries, to a maximum height only 0.9m higher than existing, and predominantly approx. 2.0m lower. In this case it is unlikely that the proposed buildings will have any

negative impact on the amount of natural light the surrounding dwellings will receive;

- There is no evidence that submitted that demonstrates future occupiers will cause noise disturbance. Should such disturbances occur, it is for other legislation to control;
- Perceived impacts on property value is not a material consideration in the determination of planning applications;
- There is no evidence submitted that demonstrates future occupiers would cause litter nuisance;
- The application has been considered by the Operational Manager Transportation. No concerns are raised in respect of vehicle or cycle parking, traffic movements or highway safety;
- The application has been considered by Welsh Water. Subject to a drainage condition being imposed, they have no concerns in respect of sewerage or water supply as a result of this development proposal;
- The application has been publicised in accordance with national guidance and procedures via direct notifications and site & press notices;
- The applicant has submitted a Bat Survey, which has been reviewed by the Council's Ecologist. Subject to the imposition of conditions (as indicated in para. 5.7 above), no objection is raised. The Ecologist comments in respect of bees can also be seen in para. 5.7 above;
- The existing buildings on site, in the main, provide the rear boundary enclosures to the adjacent dwellings. The proposals include the retention of part of the buildings to be demolished, forming boundary wall of 3.0-3.5m height. In addition, there is a requirement that any gates to the development site be secured to prevent unauthorised entry. In this case, it is considered that the adjacent dwellings will retain an acceptable level of security, with the proposals not resulting in any loss that would justify or sustain refusal of consent;
- The plans and documents submitted with the application and subsequently are sufficient to allow Officers to make an informed and reasoned judgement of the proposals;
- Comments made in respect of previous applications cannot be transferred to a subsequent application by the Local Planning Authority;
- There is no evidence that the presence of an external refuse store will result in pest nuisance. A condition is recommended to secure details of the construction of the store indicated, which is likely to require a structure of substance. Should any issue with vermin materialise, other agencies would have responsibility for its resolution;
- It is inevitable that there will be some form of disturbance caused during the construction phase of any development. However, this is not grounds for refusal of consent. Recommendation 3 above seeks to remind developers of their obligations under the Control of Pollution Act;
- As indicated in para. 3 above, there has been only one other planning application on this site since 2008, which was withdrawn prior to determination;

- The amendments that have been received have taken account of officer concerns (reflected in representations). It is considered that the amendments address concerns raised regarding scale and overlooking to a degree that would render refusal of consent unsafe;
- The proposals have been reviewed by South Wales Police, who have no objection. Comments and recommendations made by the Police in respect of crime prevention have been forwarded to the applicant;
- Records relating to this application show that until the receipt of a late representation, 13 individual letters/emails had been received. There is no record of any petition. The total number of representations on record from No. 19 Dalton Street is 3, with a further letter apparently written on behalf of the occupier of no. 21 Dalton St;
- The only direct referral to 19 Dalton St is contained in the 'Facing Dalton Street' section of para. 8.7 above. This referral is relating to the indication of separation distances and is a factual statement in respect of the submitted plans;
- Individual representations to planning applications do not receive any formal response;
- This report does not indicate that planning permission has been granted. It makes a recommendation that is to be considered by Planning Committee;
- The site visit of Sept. 7th was undertaken in the knowledge that the site would be inaccessible. It is for the Chair and Members of Committee to consider its validity;
- This report does not state that occupiers of 19 Dalton Street will benefit from an 'enhanced environment'. Part 6 of para. 8.3 states '...it is considered that the scale and massing of Block 2 is such that the proposals result in a far more open environment';
- This report does not state that there will be 'little disruption or noise pollution'. Bullet point 13 of para. 8.8 above provides an indication as to why the effects of construction works cannot reasonably justify refusal of consent;
- With regard to development proposals and the provisions of the European Convention on Human Rights, the advice obtained from the Council's Legal Services is that - The established planning decision-making process assesses the impact which a proposal will have on individuals and weighs that against the wider public interest when determining whether development should be permitted. That is consistent with the requirements of the European Convention on Human Rights;
- The development proposed is not Schedule 1 or Schedule 2 Development as identified in the Town & Country Planning (Environmental Impact Assessment)(Wales) Regulations 2016. As such, an Environmental Impact Assessment is not required. The submission of such Assessments is not a statutory obligation in all cases;
- The refuse store shown on the latest amendment is the same size as that previously shown. The amended plans provide clarity that the store is capable of accepting the storage capacities required by the Council;

- The S106 legislation referred to in the representation is not material to the consideration of this application. The legislation is relevant to appeals relating to requested affordable housing contributions under Section 106 of the Act. The proposals under consideration do not generate an affordable housing contribution. In addition it should be noted that the legislation quoted is not applicable in Wales.

8.9 S106 matters – The following contribution requests have been made, with reference made to the Community Infrastructure Levy tests:

Parks – **£14,132** – Towards the improvement of open space in the vicinity. Details to be agreed in line with the CIL tests.

The applicant has confirmed that they accept the above mentioned contribution request.

8.10 In light of the above, and having regard for adopted planning policy guidance it is recommended that planning permission be granted, subject to a legal agreement and conditions.

8.11 Should Members be minded to resolve to refuse planning permission, in accordance with the resolution of the 12th October 2016, the following is offered as a possible reason:

The proposed development, by reason of its location, density, layout and scale represents an overdevelopment of the site, leading to an over intensification of activity and overbearing building forms which will have an unacceptable impact on the amenity of future occupiers and existing adjacent residential occupiers, contrary to the requirements of Policy KP5(i), KP5(x) and H6(ii) of the adopted Cardiff Local Development Plan 2006-2026.

SITE LOCATION PLAN
AREA 2 HA

SCALE: 1:1250 on A4

CENTRE COORDINATES: 318100 , 178012

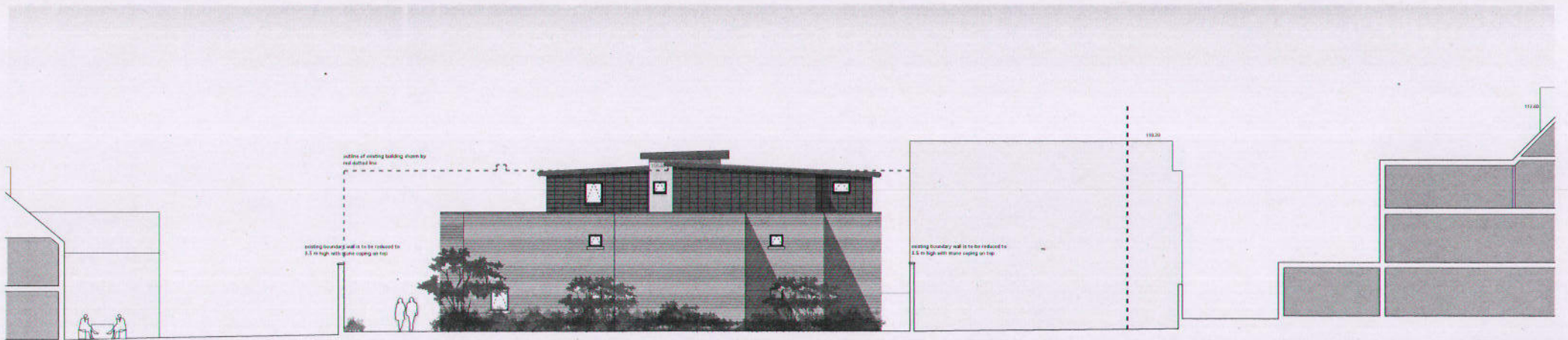


Supplied by Streetwise Maps Ltd
www.streetwise.net
Licence No: 100047474



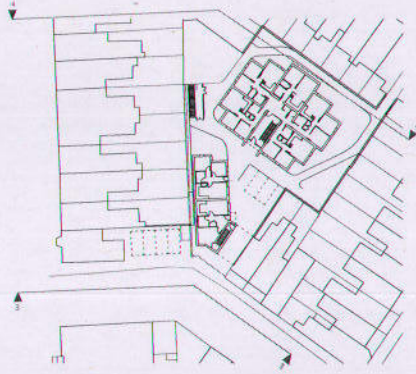
elevation 3

4



elevation 4

3



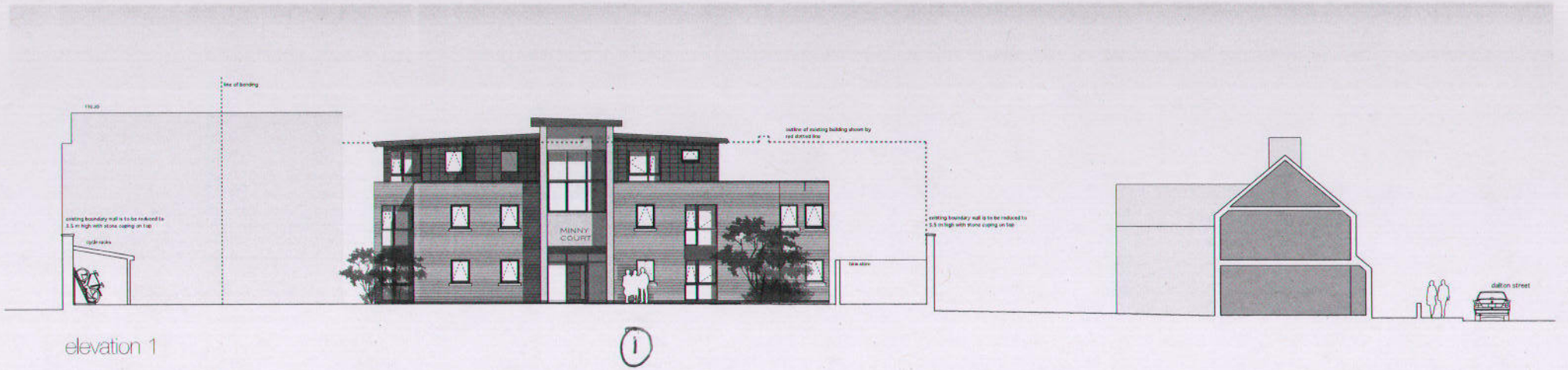
1:100 © A11

planning - proposed street elevation

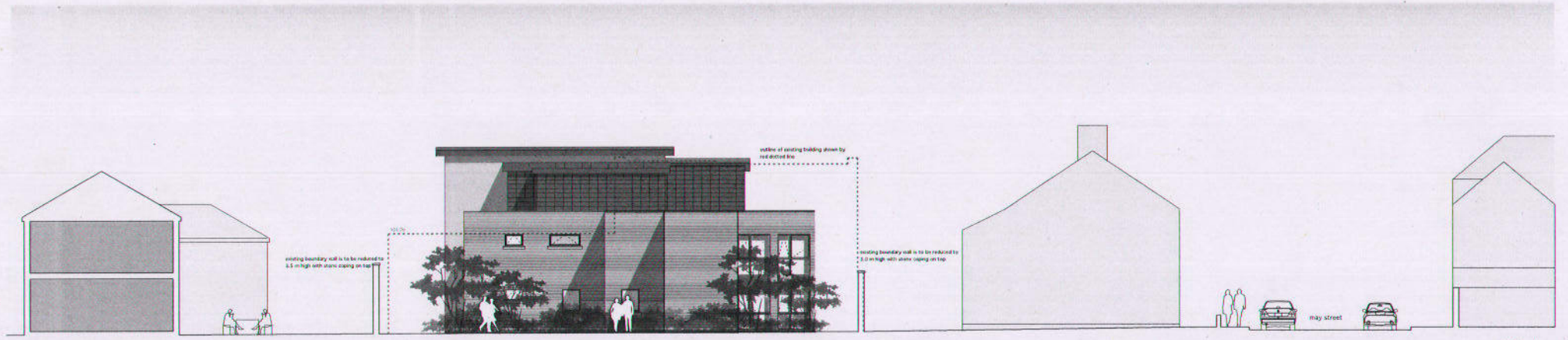
1	Site plan, elevations and sections
2	Site plan
3	Section elevations
4	Section elevations
5	Section elevations
6	Section elevations
7	Section elevations
8	Section elevations
9	Section elevations
10	Section elevations
11	Section elevations
12	Section elevations
13	Section elevations
14	Section elevations
15	Section elevations
16	Section elevations
17	Section elevations
18	Section elevations
19	Section elevations
20	Section elevations
21	Section elevations
22	Section elevations
23	Section elevations
24	Section elevations
25	Section elevations
26	Section elevations
27	Section elevations
28	Section elevations
29	Section elevations
30	Section elevations
31	Section elevations
32	Section elevations
33	Section elevations
34	Section elevations
35	Section elevations
36	Section elevations
37	Section elevations
38	Section elevations
39	Section elevations
40	Section elevations
41	Section elevations
42	Section elevations
43	Section elevations
44	Section elevations
45	Section elevations
46	Section elevations
47	Section elevations
48	Section elevations
49	Section elevations
50	Section elevations
51	Section elevations
52	Section elevations
53	Section elevations
54	Section elevations
55	Section elevations
56	Section elevations
57	Section elevations
58	Section elevations
59	Section elevations
60	Section elevations
61	Section elevations
62	Section elevations
63	Section elevations
64	Section elevations
65	Section elevations
66	Section elevations
67	Section elevations
68	Section elevations
69	Section elevations
70	Section elevations
71	Section elevations
72	Section elevations
73	Section elevations
74	Section elevations
75	Section elevations
76	Section elevations
77	Section elevations
78	Section elevations
79	Section elevations
80	Section elevations
81	Section elevations
82	Section elevations
83	Section elevations
84	Section elevations
85	Section elevations
86	Section elevations
87	Section elevations
88	Section elevations
89	Section elevations
90	Section elevations
91	Section elevations
92	Section elevations
93	Section elevations
94	Section elevations
95	Section elevations
96	Section elevations
97	Section elevations
98	Section elevations
99	Section elevations
100	Section elevations

cfw
ARCHITECTS

1936 - 308

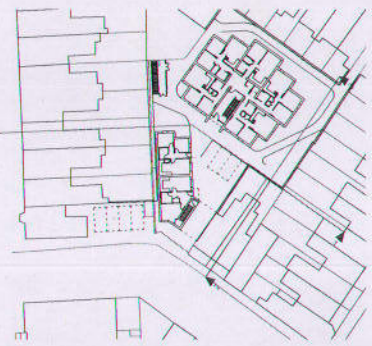


elevation 1



elevation 2

planning - proposed street elevation



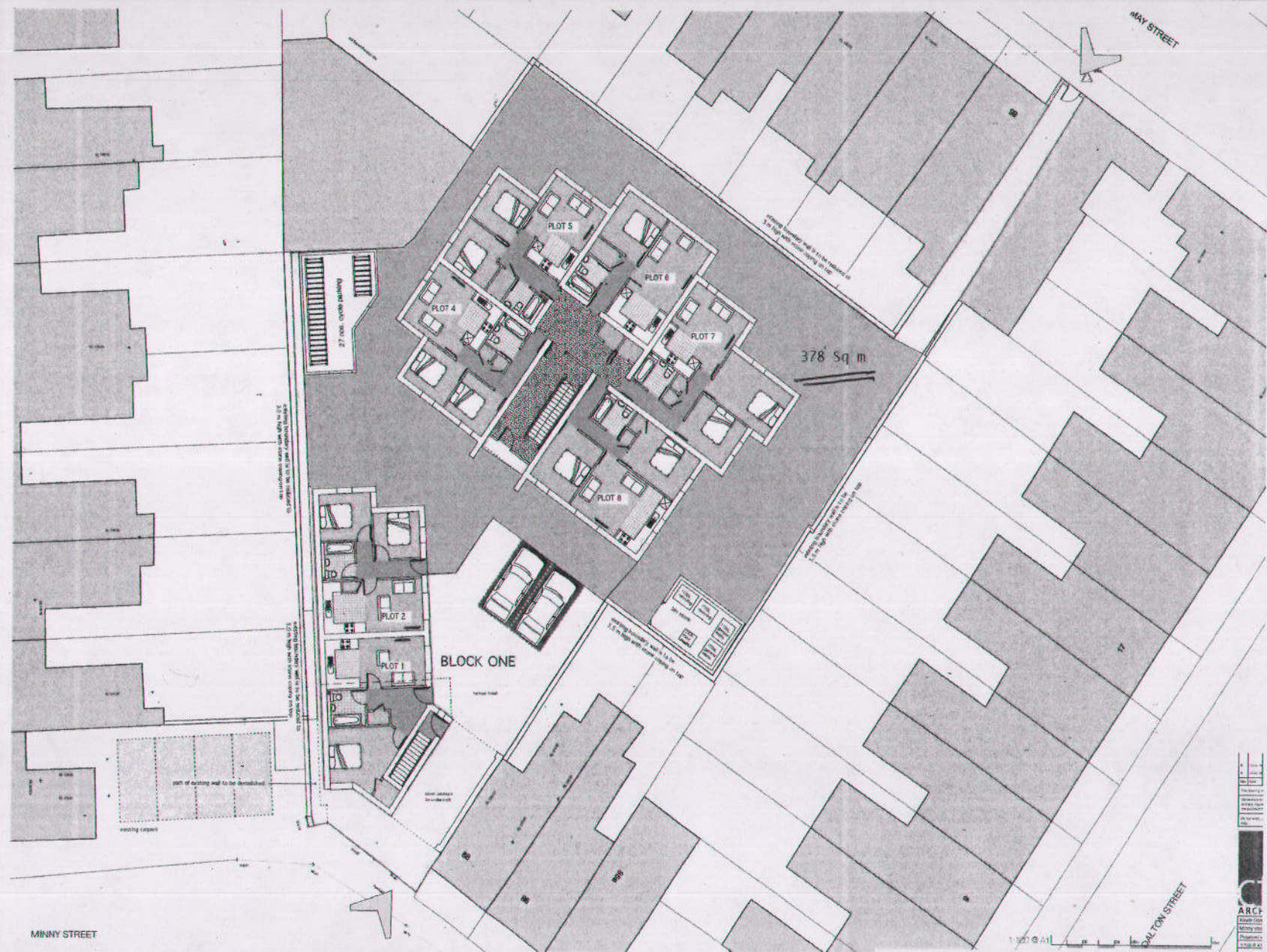
1	10/16/16	10/16/16	10/16/16
2	10/16/16	10/16/16	10/16/16
3	10/16/16	10/16/16	10/16/16
4	10/16/16	10/16/16	10/16/16
5	10/16/16	10/16/16	10/16/16
6	10/16/16	10/16/16	10/16/16
7	10/16/16	10/16/16	10/16/16
8	10/16/16	10/16/16	10/16/16
9	10/16/16	10/16/16	10/16/16
10	10/16/16	10/16/16	10/16/16
11	10/16/16	10/16/16	10/16/16
12	10/16/16	10/16/16	10/16/16
13	10/16/16	10/16/16	10/16/16
14	10/16/16	10/16/16	10/16/16
15	10/16/16	10/16/16	10/16/16
16	10/16/16	10/16/16	10/16/16
17	10/16/16	10/16/16	10/16/16
18	10/16/16	10/16/16	10/16/16
19	10/16/16	10/16/16	10/16/16
20	10/16/16	10/16/16	10/16/16
21	10/16/16	10/16/16	10/16/16
22	10/16/16	10/16/16	10/16/16
23	10/16/16	10/16/16	10/16/16
24	10/16/16	10/16/16	10/16/16
25	10/16/16	10/16/16	10/16/16
26	10/16/16	10/16/16	10/16/16
27	10/16/16	10/16/16	10/16/16
28	10/16/16	10/16/16	10/16/16
29	10/16/16	10/16/16	10/16/16
30	10/16/16	10/16/16	10/16/16
31	10/16/16	10/16/16	10/16/16
32	10/16/16	10/16/16	10/16/16
33	10/16/16	10/16/16	10/16/16
34	10/16/16	10/16/16	10/16/16
35	10/16/16	10/16/16	10/16/16
36	10/16/16	10/16/16	10/16/16
37	10/16/16	10/16/16	10/16/16
38	10/16/16	10/16/16	10/16/16
39	10/16/16	10/16/16	10/16/16
40	10/16/16	10/16/16	10/16/16
41	10/16/16	10/16/16	10/16/16
42	10/16/16	10/16/16	10/16/16
43	10/16/16	10/16/16	10/16/16
44	10/16/16	10/16/16	10/16/16
45	10/16/16	10/16/16	10/16/16
46	10/16/16	10/16/16	10/16/16
47	10/16/16	10/16/16	10/16/16
48	10/16/16	10/16/16	10/16/16
49	10/16/16	10/16/16	10/16/16
50	10/16/16	10/16/16	10/16/16
51	10/16/16	10/16/16	10/16/16
52	10/16/16	10/16/16	10/16/16
53	10/16/16	10/16/16	10/16/16
54	10/16/16	10/16/16	10/16/16
55	10/16/16	10/16/16	10/16/16
56	10/16/16	10/16/16	10/16/16
57	10/16/16	10/16/16	10/16/16
58	10/16/16	10/16/16	10/16/16
59	10/16/16	10/16/16	10/16/16
60	10/16/16	10/16/16	10/16/16
61	10/16/16	10/16/16	10/16/16
62	10/16/16	10/16/16	10/16/16
63	10/16/16	10/16/16	10/16/16
64	10/16/16	10/16/16	10/16/16
65	10/16/16	10/16/16	10/16/16
66	10/16/16	10/16/16	10/16/16
67	10/16/16	10/16/16	10/16/16
68	10/16/16	10/16/16	10/16/16
69	10/16/16	10/16/16	10/16/16
70	10/16/16	10/16/16	10/16/16
71	10/16/16	10/16/16	10/16/16
72	10/16/16	10/16/16	10/16/16
73	10/16/16	10/16/16	10/16/16
74	10/16/16	10/16/16	10/16/16
75	10/16/16	10/16/16	10/16/16
76	10/16/16	10/16/16	10/16/16
77	10/16/16	10/16/16	10/16/16
78	10/16/16	10/16/16	10/16/16
79	10/16/16	10/16/16	10/16/16
80	10/16/16	10/16/16	10/16/16
81	10/16/16	10/16/16	10/16/16
82	10/16/16	10/16/16	10/16/16
83	10/16/16	10/16/16	10/16/16
84	10/16/16	10/16/16	10/16/16
85	10/16/16	10/16/16	10/16/16
86	10/16/16	10/16/16	10/16/16
87	10/16/16	10/16/16	10/16/16
88	10/16/16	10/16/16	10/16/16
89	10/16/16	10/16/16	10/16/16
90	10/16/16	10/16/16	10/16/16
91	10/16/16	10/16/16	10/16/16
92	10/16/16	10/16/16	10/16/16
93	10/16/16	10/16/16	10/16/16
94	10/16/16	10/16/16	10/16/16
95	10/16/16	10/16/16	10/16/16
96	10/16/16	10/16/16	10/16/16
97	10/16/16	10/16/16	10/16/16
98	10/16/16	10/16/16	10/16/16
99	10/16/16	10/16/16	10/16/16
100	10/16/16	10/16/16	10/16/16

cfw
ARCHITECTS

Karin Connolly
Muiry Stewart, Carlisle
John MacIntyre

1/20/16 A1

1036 - 307



AVAILABLE AMENITY SPACE

This page is intentionally left blank

COMMITTEE DATE: 09/11/2016

APPLICATION No. **16/00504/MJR** APPLICATION DATE: 26/04/2016

ED: **BUTETOWN**

APP: TYPE: Full Planning Permission

APPLICANT: Lower West Side Limited

LOCATION: OLD IMPERIAL BUILDINGS, TRADE STREET, BUTETOWN, CARDIFF, CF10 5DQ

PROPOSAL: DEMOLITION OF WILLIAMS COURT EXCEPT NO. 1 & 3 WHICH SHALL BE RETAINED AND CONVERTED FROM B1 USE (OFFICES) TO A1/A2/A3 USE. NEW BUILD RESIDENTIAL DEVELOPMENT CONSISTING OF NO. 102 1 & 2-BED FLATS WITH GROUND FLOOR RETAIL UNITS FRONTING TRADE STREET AND UNDERCROFT CAR PARKING FOR 45 VEHICLES

RECOMMENDATION 1 : That, subject to relevant parties entering into a binding planning obligation in agreement with the Council under **SECTION 106** of the Town and Country Planning Act 1990, within 6 months of the date of this resolution unless otherwise agreed by the Council in writing, in respect of matters detailed in paragraph 9.1 of this report, planning permission be **GRANTED** subject to the following conditions:

1. C01 Statutory Time Limit
2. The consent relates to the following approved plans and documents:

Plans

Location Plan:	DWG No. SP462-P00
Existing Site Plan:	DWG No. SP462-P01
Proposed Site plan	DWG No. SP462-P02 ALT-B
Ground Floor Plan:	DWG No. SP462-P03 ALT-B
First Floor Plan:	DWG No. SP462-P04 ALT-B
Second Floor Plan:	DWG No. SP462-P05 ALT-B
3 rd & 4 th Floor Plans:	DWG No. SP462-P06 ALT-B
Fifth Floor Plan:	DWG No. SP462-P07 ALT-B
Sixth Floor Plan:	DWG No. SP462-P08 ALT-B
Seventh Floor Plan:	DWG No. SP462-P09 ALT-B
Eighth Floor Plan:	DWG No. SP462-P10 ALT-B
Ninth Floor Plan:	DWG No. SP462-P11 ALT-B
Roof Plan:	DWG No. SP462-P12 ALT-B
Trade St. Elevation:	DWG No. SP462-P13 ALT-B
Coopers Yard Elevation:	DWG No. SP462-P14 ALT-B
Curran Road Elevation:	DWG No. SP462-P15 ALT-B
Courtyard Elevation:	DWG No. SP462-P16 ALT-B

Documents

CWA Design & Access Statement, revision B dated 21 October 2016
Jubb Flood Consequences Assessment ref: 16188-FCA01-A
Celtic Ecology Bat Survey dated January 2016
Business Justification Statement
Portabella Developer Statement

Reason: The plans and documents form part of the application.

3. Any A3 (food & drink) ground floor uses shall be restricted to café/restaurant/coffee shop uses only and no other use within Use Class A3.

Reason: To ensure that the amenities of existing neighbours and future occupiers are protected.

4. No member of the public shall be admitted to or allowed to remain on the commercial ground floor premises between the hours of 21:00 and 08.00 hrs. on any day.

Reason: To ensure that the amenities of neighbours and future occupiers are protected.

5. The refuse storage facilities hereby approved shall be implemented prior to the beneficial occupation of the development and shall thereafter be retained and maintained.

Reason. To ensure an orderly form of development and to protect eh amenities of the area.

6. H7G Plant Noise

7. A scheme of sound insulation works to the floor/ceiling and party wall structures between the commercial premises and the residential accommodation shall be submitted to and agreed by the Local Planning Authority in writing and implemented prior to occupation.

Reason: To ensure that the amenities of occupiers of other premises in the vicinity are protected.

8. G7Q Future Kitchen Extraction

9. Prior to the commencement of development a scheme to minimise dust emissions arising from demolition/construction activities on the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of dust suppression measures and the methods to monitor emissions of dust arising from the development. The demolition/construction phase shall be implemented in accordance with the approved scheme, with the approved dust suppression measures being maintained in a fully functional condition for the duration of the demolition/construction phase.

Reason: To reduce the impacts of dust disturbance from the site on the

local environment/nearby dwellings.

10. Prior to commencement of any above ground development a scheme shall be submitted to and approved in writing by the Local Planning Authority to provide that all habitable rooms exposed to external road traffic noise in excess of 63 dBA Leq 16 hour [free field] during the day [07.00 to 23.00 hours] or 57 dBA Leq 8 hour [free field] at night [23.00 to 07.00 hours] shall be subject to sound insulation measures to ensure that all such rooms achieve an internal noise level of 40 dBA Leq 16 hour during the day and 35 dBA Leq 8 hour at night. The submitted scheme shall ensure that habitable rooms subject to sound insulation measures shall be provided with acoustically treated active ventilation units. Each ventilation unit (with air filter in position), by itself or with an integral air supply duct and cowl (or grille), shall be capable of giving variable ventilation rates ranging from –
 - (i) an upper rate of not less than 37 litres per second against a back pressure of 10 newtons per square metre and not less than 31 litres per second against a back pressure of 30 newtons per square metre, to
 - (ii) a lower rate of between 10 and 17 litres per second against zero back pressure.No habitable room shall be occupied until the approved sound insulation and ventilation measures have been installed in that room. Any private open space (excepting terraces or balconies to any apartment) shall be designed to provide an area which is at least 50% of the area for sitting out where the maximum day time noise level does not exceed 55 dBA Leq 16 hour [free field].

Reason: To ensure that the amenities of future occupiers are protected.
11. No above ground development shall take place until samples of the external finishing materials have been submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory finished appearance to the building.
12. No above ground development shall take place until a scheme showing the architectural detailing of the principal elevations has been submitted to and approved in writing by the Local Planning Authority and the development shall not be brought into beneficial use until the approved scheme is implemented.

Reason: To ensure a satisfactory finished appearance to the building.
13. Prior to the commencement of any development works a scheme to investigate and monitor the site for the presence of gases* being generated at the site or land adjoining thereto, including a plan of the area to be monitored, shall be submitted to the Local Planning Authority for its approval.

Following completion of the approved monitoring scheme, the proposed details of appropriate gas protection measures to ensure the safe and

inoffensive dispersal or management of gases and to prevent lateral migration of gases into or from land surrounding the application site shall be submitted to and approved in writing to the LPA. If no protection measures are required than no further actions will be required.

All required gas protection measures shall be installed and appropriately verified before occupation of any part of the development which has been permitted and the approved protection measures shall be retained and maintained until such time as the Local Planning Authority agrees in writing that the measures are no longer required.

* 'Gases' include landfill gases, vapours from contaminated land sites, and naturally occurring methane and carbon dioxide, but does not include radon gas. Gas Monitoring programmes should be designed in line with current best practice as detailed in CIRIA 665 and or BS8485 year 2007 Code of Practice for the Characterization and Remediation from Ground Gas in Affected Developments,.

Reason: To ensure that the safety of future occupiers is not prejudiced.

14. Prior to the commencement of the development an assessment of the nature and extent of contamination shall be submitted to and approved in writing by the Local Planning Authority. This assessment must be carried out by or under the direction of a suitably qualified competent person * in accordance with BS10175 (2011) Code of Practice for the Investigation of Potentially Contaminated Sites and shall assess any contamination on the site, whether or not it originates on the site.

The report of the findings shall include:

- (i) a desk top study to identify all previous uses at the site and potential contaminants associated with those uses and the impacts from those contaminants on land and controlled waters. The desk study shall establish a 'conceptual site model' (CSM) which identifies and assesses all identified potential source, pathway, and receptor linkages;
- (ii) an intrusive investigation to assess the extent, scale and nature of contamination which may be present, if identified as required by the desk top study;
- (iii) an assessment of the potential risks to:
 - human health,
 - groundwaters and surface waters
 - adjoining land,
 - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
 - ecological systems,
 - archaeological sites and ancient monuments; and
 - any other receptors identified at (i)

- 1(iv) an appraisal of remedial options, and justification for the preferred remedial option(s).

All work and submissions carried out for the purposes of this condition must be conducted in accordance with DEFRA and the Environment Agency's 'Model procedures for the Management of Land Contamination, CLR 11' (September 2004) and the WLGA / WAG / EA guidance document ' Land Contamination: A guide for Developers' (2012), unless the Local Planning Authority agrees to any variation.

* A 'suitably qualified competent person' would normally be expected to be a chartered member of an appropriate professional body (such as the Institution of Civil Engineers, Geological Society of London, Royal Institution of Chartered Surveyors, Institution of Environmental Management) and also have relevant experience of investigating contaminated sites.

Reason: To ensure that information provided for the assessment of the risks from land contamination to the future users of the land, neighbouring land, controlled waters, property and ecological systems is sufficient to enable a proper assessment.

15. Prior to the commencement of the development a detailed remediation scheme and verification plan to bring the site to a condition suitable for the intended use by removing any unacceptable risks to human health, controlled waters, buildings, other property and the natural and historical environment shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include all works to be undertaken, proposed remediation objectives and remediation criteria, a timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

All work and submissions carried out for the purposes of this condition must be conducted in accordance with DEFRA and the Environment Agency's 'Model procedures for the Management of Land Contamination, CLR 11' (September 2004) and the WLGA / WAG / EA guidance document ' Land Contamination: A guide for Developers' (July 2006), unless the Local Planning Authority agrees to any variation.

Reason: To ensure that any unacceptable risks from land contamination to the future users of the land , neighbouring land, controlled waters, property and ecological systems are minimised, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

16. The remediation scheme approved by condition 15 above must be fully undertaken in accordance with its terms prior to the occupation of any

part of the development unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Within 6 months of the completion of the measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be submitted to and approved in writing by the Local Planning Authority.

All work and submissions carried out for the purposes of this condition must be conducted in accordance with DEFRA and the Environment Agency's 'Model procedures for the Management of Land Contamination, CLR 11' (September 2004) and the WLGA / WAG / EA guidance document 'Land Contamination: A guide for Developers' (July 2006), unless the Local Planning Authority agrees to any variation.

Reason : To ensure that any unacceptable risks from land contamination to the future users of the land , neighbouring land, controlled waters, property and ecological systems are minimised, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

17. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing within 2 days to the Local Planning Authority, all associated works must stop, and no further development shall take place unless otherwise agreed in writing until a scheme to deal with the contamination found has been approved. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme and verification plan must be prepared and submitted to and approved in writing by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be submitted to and approved in writing by the Local Planning Authority. The timescale for the above actions shall be agreed with the LPA within 2 weeks of the discovery of any unsuspected contamination.

Reason: To ensure that any unacceptable risks from land contamination to the future users of the land , neighbouring land, controlled waters, property and ecological systems are minimised, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

18. Any topsoil [natural or manufactured], or subsoil, to be imported shall be assessed for chemical or other potential contaminants in accordance with a scheme of investigation which shall be submitted to and approved in writing by the Local Planning Authority in advance of its importation. Only material approved by the Local Planning Authority shall be imported. All measures specified in the approved scheme shall be undertaken in accordance with the relevant Code of Practice and

Guidance Notes.

Subject to approval of the above, sampling of the material received at the development site to verify that the imported soil is free from contamination shall be undertaken in accordance with a scheme and timescale to be agreed in writing by the LPA.

Reason: To ensure that the safety of future occupiers is not prejudiced

19. Any aggregate (other than virgin quarry stone) or recycled aggregate material to be imported shall be assessed for chemical or other potential contaminants in accordance with a scheme of investigation which shall be submitted to and approved in writing by the Local Planning Authority in advance of its importation. Only material approved by the Local Planning Authority shall be imported. All measures specified in the approved scheme shall be undertaken in accordance with the relevant Code of Practice and Guidance Notes.

Subject to approval of the above, sampling of the material received at the development site to verify that the imported material is free from contamination shall be undertaken in accordance with a scheme and timescale to be agreed in writing by the LPA.

Reason: To ensure that the safety of future occupiers is not prejudiced

20. Any site won material including soils, aggregates, recycled materials shall be assessed for chemical or other potential contaminants in accordance with a sampling scheme which shall be submitted to and approved in writing by the Local Planning Authority in advance of the reuse of site won materials. Only material which meets site specific target values approved by the Local Planning Authority shall be reused.

Reason: To ensure that the safety of future occupiers is not prejudiced

21. No above ground development shall commence until a drainage scheme for the site has been submitted to and approved in writing by the local planning authority. The scheme shall provide for the disposal of foul, surface and land water, and include an assessment of the potential to dispose of surface and land water by sustainable means. Thereafter the scheme shall be implemented in accordance with the approved details prior to the occupation of the development and no further foul water, surface water and land drainage shall be allowed to connect directly or indirectly with the public sewerage system.

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.

22. The proposed works to buildings 1 and 4 as identified in Figure 2 on page 4 of the Bat Survey Report provided by Celtic Ecology and dated January 2016 shall not in any circumstances commence unless the local planning authority has been provided with a licence issued by Natural

Resources Wales pursuant to Regulation 53 of The Conservation of Habitats and Species Regulations 2010 (as amended) authorising the specified activity/development to go ahead

Reason: To ensure that Cardiff Council is able to demonstrate that it has had due regard to the EU Habitats Directive in the exercise of its functions, as required by Regulation 9(3) of the above-mentioned Regulations.

23. No works of roof replacement or repair to take place between 1st February and 15th August unless otherwise approved in writing by the Local Planning Authority. This approval will be given if it can be demonstrated that there are no birds nesting in this roof immediately (48 hrs) before works commence.

Reason: To avoid disturbance to nesting birds which are protected under the Wildlife and Countryside Act 1981: Part 1, 1(1)(b), it is an offence to intentionally take, damage or destroy the nest of any wild bird while that nest is in use or being built.

24. No equipment, plant or materials shall be brought onto the site for the purpose of above ground development until there has been submitted to and approved by the Local Planning Authority a scheme of landscaping, which shall include details of paved areas, verges and other open spaces, indications of all existing trees and hedgerows on the land, and details of any to be retained and planted.

Reason: To maintain and improve the appearance of the area and in the interests of visual amenity.

25. Any trees, plants, or hedgerows which within a period of five years from the completion of the development die, are removed, become seriously damaged or diseased, or become (in the opinion of the Local Planning Authority) otherwise defective, shall be replaced in the current planting season or the first two months of the next planting season, whichever is the sooner, unless the Local Planning Authority gives written consent to any variation.

Reason : To maintain and improve the amenity of the area.

26. The cycle parking facilities hereby approved shall be implemented prior to the beneficial occupation of the development and shall thereafter be retained and maintained.

Reason. To ensure that provision is made for the secure parking of cycles.

27. The car parking spaces shown on the approved plans shall be provided prior to the development being brought into beneficial use and thereafter shall be maintained and shall not be used for any purpose other than the parking of vehicles.

Reason: To ensure that the use of the proposed development does not interfere with the safety and free flow of traffic passing along the highway.

28. Details of gates/enclosure to the vehicle entrance arch shall be submitted to and approved in writing by the local planning authority. The approved enclosure shall be implemented in accordance with the approved details prior to the beneficial occupation of the development. Reason. To ensure an orderly form of development and in the interest of visual amenity.

RECOMMENDATION 2: The applicant is requested to provide future residents with a welcome pack upon their arrival, detailing sustainable transport options available in the area, to help promote sustainable transport.

RECOMMENDATION 3: To protect the amenities of occupiers of other premises in the vicinity attention is drawn to the provisions of Section 60 of the Control of Pollution Act 1974 in relation to the control of noise from demolition and construction activities. Further to this the applicant is advised that no noise audible outside the site boundary adjacent to the curtilage of residential property shall be created by construction activities in respect of the implementation of this consent outside the hours of 0800-1800 hours Mondays to Fridays and 0800 - 1300 hours on Saturdays or at any time on Sunday or public holidays. The applicant is also advised to seek approval for any proposed piling operations.

RECOMMENDATION 4 : The contamination assessments and the effects of unstable land are considered on the basis of the best information available to the Planning Authority and are not necessarily exhaustive. The Authority takes due diligence when assessing these impacts, however you are minded that the responsibility for

- (i) determining the extent and effects of such constraints and;
- (ii) ensuring that any imported materials (including, topsoils, subsoils, aggregates and recycled or manufactured aggregates / soils) are chemically suitable for the proposed end use. Under no circumstances should controlled waste be imported. It is an offence under section 33 of the environmental Protection Act 1990 to deposit controlled waste on a site which does not benefit from an appropriate waste management license. The following must not be imported to a development site:
 - Unprocessed / unsorted demolition wastes.
 - Any materials originating from a site confirmed as being contaminated or potentially contaminated by chemical or radioactive substances.
 - Japanese Knotweed stems, leaves and rhizome infested soils. In addition to section 33 above, it is also an offence under the Wildlife and Countryside Act 1981 to spread this invasive weed; and
- (iii) the safe development and secure occupancy of the site rests with the developer.

Proposals for areas of possible land instability should take due account of the physical and chemical constraints and may include action on land reclamation

or other remedial action to enable beneficial use of unstable land.

The Local Planning Authority has determined the application on the basis of the information available to it, but this does not mean that the land can be considered free from contamination.

RECOMMENDATION 5: Prior to the commencement of development, the developer shall notify the local planning authority of the commencement of development, and shall display a site notice and plan on, or near the site, in accordance with the requirements of Article 12 of the Town & Country Planning (Development Management Procedure)(Wales)(Amendment) Order 2016.

1. **DESCRIPTION OF PROPOSED DEVELOPMENT**

1.1 This full application proposes the construction of 102 self-contained flats, with a ground floor commercial unit(Class A1/A2/A3/B1) in a six/seven/ eight/ nine storey block on a triangular site bounded by Trade Street, Coopers yard, Curran Road and the rear of commercial premises fronting Penarth Road. In addition to the new build, no. 1 and 3 Williams Court, a pair of 2.5 storey Victorian Villas, are to be retained and converted for commercial use (Class A1/A2/A3/B1). The scheme has been amended insofar as the original submission was for 97 flats, with an additional ground floor commercial unit and an internal courtyard 'terrace' omitted.

1.2 The block is L-shaped with the courtyard elevation facing towards Curran Road. The site frontage to the adjacent land & premises at Crawshay Court is formed by an existing red brick wall of approx. 2.5m height. The building elevation to the courtyard has a combination of finishes, with red brick, blue brick and dark grey cladding being prominent. Many of the flats have glazed balconies to this frontage.

1.3 The main elevations are to Trade Street and Coopers Yard.

The Coopers Yard frontage has a 6 storey height, with the elevation formed by arched windows set in facing brick facets, separated by balconies with glass balustrades. Floors 7-9 step backwards off this elevation, towards the north of the site along the axis of the Trade Street frontage.

The Trade Street frontage (in general) replicates the Coopers Yard elevational treatment. However, the finish to the sixth, seventh, eighth and ninth floors changes to a combination of grey cladding and blue facing brick. The northern end of this elevation includes the tallest element of the proposed block, at 9 storeys. At 6th floor level, there is a communal roof terrace of approx. 125sqm area, overlooking Trade Street and beyond.

1.4 The primary pedestrian and vehicle access is set into the Trade Street frontage. A large residential reception area is located to the northern end of the frontage, with a secondary entrance adjacent to the retained Villas. The vehicle entrance is set centrally, with the new build commercial unit between it and the secondary residential entrance.

- 1.5 The courtyard/undercroft has vehicle parking for 45 cars (including 3 disability bays) and 124 cycles.

2. **DESCRIPTION OF SITE**

- 2.1 The triangular application site is approx. 0.3 hectares in area. The buildings currently on site are in commercial uses and are of 2 storey scale finished in red brick. The existing buildings form the boundary to Trade Street and Coopers Yard, with the boundary to Curran Road/Crawshay Court being partly formed by a 2 storey building and 2.5m high wall.
- 2.2 The northern boundary of the site is formed by the rear of the adjacent four storey commercial premises. To the opposite side of Trade Street the buildings (commercial) are of mixed modern and older design & finish, with heights of 2-3 storeys. To the south of the site is Coopers Yard, a modern commercial estate comprising 2 storey red brick premises.
- 2.3 The wider area includes the Brains Brewery, Central Rail Station, multi-storey offices and the Dumballs Road industrial area.

3. **PLANNING HISTORY**

- 3.1 No relevant history

4. **POLICY FRAMEWORK**

National Policy

- 4.1 Planning Policy Wales (PPW) Edition 8, 2016 favours the sustainable re-use of previously developed land.
- 4.2 The following Technical Advice Notes (TANs) are relevant:
- TAN 12: Design
 - TAN 15: Flood Risk
- 4.3 The following policies of the recently adopted 2016 City of Cardiff LDP are relevant to the consideration of this application:-
- KP2(A) Cardiff Central Enterprise Zone and Regional Transport Hub
 - KP5 Good Quality and Sustainable Design
 - KP6 New Infrastructure
 - KP7 Planning Obligations
 - KP10 Central and Bay Business Areas
 - H3 Affordable Housing
 - H6 Change of Use or Redevelopment to Residential Use
 - EC4 Protecting Offices in the Central and Bay Business Areas
 - EN14 Flood risk
 - C1 Community Facilities

- C5 Provision for Open Space, Outdoor Recreation, Childrens' Play and Sport
- R8 Food and Drink Uses
- T1 Walking and Cycling
- T5 Managing Transport Impacts
- W2 Provision for Waste Management Facilities in Development

4.4 The following Guidance was supplementary to the development Plan, now superseded by the Local Development Plan. However, it is considered consistent with adopted Local Development Plan policies and provides relevance to the consideration of this proposal to help and inform the assessment of relevant matters:

- Safeguarding Land for Business and Industry SPG (June 2006)
- Tall Buildings (2009)
- Open Space (2008)
- Community Facilities and Residential Development (2007)
- Premises for Eating, Drinking and Entertainment in the City Centre (2000)
- Access, Circulation and Parking Requirements (2010)
- Waste Collection and Storage Facilities (2007)

5. **INTERNAL CONSULTEE RESPONSES**

5.1 The Transportation Manager has no objection to the proposals, making the following comments:

I refer to the above and would confirm that the submission has been assessed and is considered to be acceptable in principle subject to the following:-

Conditions:

Standard cycle parking condition C3S.

Standard car parking condition D3D.

Construction Management Plan condition – No part of the development hereby permitted shall be commenced until a scheme of construction management has been submitted to and approved in writing by the Local Planning Authority; the scheme to include as required, details of the site/compound, hoardings and site access/egress, and reinstatement of any part of the public highway affected by construction. Construction of the development shall be managed strictly in accordance with the scheme so approved. Reason: In the interests of highway safety and public amenity.

Section 106 Financial Contribution

*A lump sum financial contribution of **£120,000** is required towards a scheme of works to resurface the footway and reconstruct the carriageway of Trade Street from its junction with Penarth Road up to and including the full extent of the site*

frontage. The scheme shall include as required, but not be limited to, the resurfacing of the footways and carriageway of Trade Street, including reconstruction as footway of any redundant vehicle crossovers and reconstruction as crossovers of any retained vehicle entrances. The contribution is required to ensure the reinstatement of the public highway adjacent to the development to a standard appropriate to the change of use, and in the interests of highway and pedestrian safety. The works will facilitate safe, commodious access to the proposed development.

Second recommendation:

Welcome Pack – The applicant is requested to provide future residents with a welcome pack upon their arrival, detailing sustainable transport options available in the area, to help promote sustainable transport.

Comments:

The site is currently occupied by Williams Court, which will be demolished (except 1 & 3 which are retained) and new build residential apartments constructed. The proposed development will consist of 97 no. 1 and 2 bed apartments with ground floor retail units fronting Trade Street, with 45 undercroft residential car parking spaces, cycle parking and ancillary space.

The Access, Circulation and Parking Standards SPG identifies a car parking requirement of zero to one space per dwelling for all dwellings in the Central Area. In accordance with the SPG, the development would therefore attract zero to 97 car parking spaces and as such the proposed 45 spaces are considered to be policy compliant. In considering access and parking I would also take into account that the former use of the site attracted customer and operational car parking throughout the day, along with the associated vehicle movements.

I would also take into account that the site is within easy walking distance of shops/services/employment/entertainment/etc. opportunities in the adjacent city centre; along with easy level access to high frequency bus and train public transport services and Cardiff's cycle network. The site is therefore considered to be in an extremely sustainable location in transport terms, reducing the reliance on private car ownership and use of the same for everyday trips. I would further confirm that incoming residents of the development would not be eligible for resident parking permits, where such schemes already exist locally or are developed in the future, and as such will not add to parking pressure on existing bays.

A number of proposed conditions are listed above to manage the impact of the development, provide and retain car and cycle parking, and a S106 contribution is required to facilitate the resurfacing of the adjacent highway/footways following construction. The applicant's agent has been advised of the extent and specification of the S106 highway works and the developer, in a letter dated 04 October 2016 has agreed payment of the contribution via S106.

In light of agreement relating to the scope and extent of the highway works, and the otherwise acceptable principle of the proposed development, no further S106 contributions are sought.

Given the policy compliant nature of the proposed development and sustainable location of the site I would conclude that any objection on parking or traffic grounds would be unsustainable and any reason for refusal on this basis would not withstand challenge. I therefore have no objection to the application subject to the above requested conditions.

- 5.2 The Parks Manager comments that the four trees indicated on the submitted plans are unlikely to succeed, given the constrained location. In addition, given the scale of the development, in line with the requirements of the Council's Supplementary Planning Guidance: Open Space, a financial contribution of **£150,596** (based on the original submission for 97 dwellings) towards the provision of new open space facilities, or maintenance of existing facilities in the vicinity of the site. The Parks Manager has been consulted in respect of the amended proposals and any further comments will be reported to Committee.
- 5.3 The Neighbourhood Regeneration Manager makes the following comments (in light of the amended submission):

Supplementary Planning Guidance (SPG) on Community Facilities and Residential Development states that 'the Council will seek a financial contribution for improvements to existing community facilities or the provision of additional community facilities on all significant developments because the increased population will result in increased demand for local community facilities'. If no onsite provision is proposed, a financial contribution is sought on residential developments containing 25 or more new dwellings where it has been identified that investment in community facilities will be required to meet the needs of the new population.

In this instance, the development of 102 dwellings would generate a contribution of **£59,772**

- 5.4 The Highways Drainage Manager has been consulted and any comments will be reported to Committee.
- 5.5 The Waste Manager advises that the refuse storage facilities are acceptable, subject to implementation and retention.
- 5.6 The Pollution Control (Contaminated Land) Manager has no objection, subject to conditions and advice relating to contaminated land and landfill gas remediation.
- 5.7 The Pollution Control (Noise & Air) Manager has no objection, subject to conditions relating to Road traffic noise; sound insulation between commercial and residential uses; opening hours; delivery times; plant noise; future kitchen extraction; and a construction noise recommendation.

- 5.8 The Tree Protection Officer has no objection, subject to further details and recommendations on species of tree to be planted. The consultation response has been forwarded to the applicant.
- 5.9 The Ecology Officer has no objection, subject to conditions relating to Bat protection and the timing of works in relation to nesting birds.
- 5.10 The Housing Strategy Manager advises that the development generates an Affordable Housing contribution requirement of 20% of the units on-site. However, as it is noted that the application includes a statement that the economic viability of the of the development is such that it would not sustain any S106 contributions, no further comment is made until such time as this has been independently verified.
- 5.11 The Neighbourhood renewal (Accessibility) Officer has been consulted and no comments have been received.
- 5.12 The Economic Development Directorate has concerns with the proposed change of use and comment that the site is well located within the Cardiff Central Enterprise Zone, for the attraction of Financial and Professional Services companies.

In line with the requirements of policy EC.3 of the Local Development Plan, where alternative development meets the criteria for changes of use, in conjunction with policy KP7 of the Plan, a financial contribution may be sought in order to provide compensatory employment opportunities elsewhere.

In this case, should this proposal be progressed to change the use, a financial contribution of **£51,000** is sought.

6. **EXTERNAL CONSULTEE RESPONSES**

- 6.1 Welsh Water have no objection, subject to a drainage condition.
- 6.2 Natural Resources Wales have no objection subject to the imposition of a condition in respect of European Protected Species (Bats). Condition 22 above relates.
- 6.3 Wales & West Utilities provide advice in respect of services that run across the site. This information has been passed to the agent.
- 6.4 South Wales Police have no objection to the development in light of discussions in respect of crime prevention and the principles of Secured by Design.
- 6.5 South Wales Fire & Rescue Service have no objection, subject to advice in respect of water supply and appliance accessibility. These comments have been forwarded to the agent.

7. **REPRESENTATIONS**

- 7.1 Local Members have been consulted and any comments will be reported to Committee.
- 7.2 Adjacent occupiers have been consulted and no comments have been received.
- 7.3 The application has been advertised by site and press notice in accordance with procedures. No comments have been received.

8. **ANALYSIS**

- 8.1 An amended full application for the demolition of the existing buildings on site (except 1 & 3 Williams Court, to be retained for commercial uses), and the construction of a 9 storey building accommodating 102 self-contained flats, with associated parking and other facilities, a new build commercial unit. The proposed commercial units are to benefit from multiple use opportunities, including shops, offices and food & drink (limited to café/coffee shop type).
- 8.2 Land Use Policy: The proposal is for the demolition of existing Class B1 (office) floor space at the Old Imperial Buildings, Trade Street (1844sqm) and the development of a mixed-use scheme comprising 102 one and two bed flats, with commercial (flexible Class A1/A2/A3/B1) units to the Trade Street frontage. The site is located within the Central Business Area (CBA) and Central Enterprise Zone (CEZ) of the adopted Cardiff Local Development Plan. As such, the main land use planning policy issues relate to:

Whether the Proposed Residential / Mixed Use Development is Acceptable at this Location.

The application site is located within the boundary of LDP Policy KP2A (Central Enterprise Zone and Regional Transport Hub – Strategic Site), which is allocated for major employment led initiatives, focussing on financial and business services, together with other mixed uses. The schematic framework for Strategic Site A identifies the site as a location for employment / mixed uses within the CEZ.

LDP Policy EC4 (Protecting offices in the Central and Bay Business Areas) identifies that in circumstances where alternative (non B class) landuses are proposed, mixed use developments that retain a proportion of business space are likely to be more favourably considered and that they will only be permitted where they do not harm, and are complementary to the primary office role and function of the area and accord with other plan policies. It goes on to identify that such uses could include residential development.

Taking into consideration the scale and location of the site, that the proposal seeks to retain an element of office floor space to the ground floor of the building and that the provision of two commercial units will create active uses along the Trade Street frontage of the development, which is consistent with

the wider master planning principles for the area, the proposed mixed use development is considered acceptable in this instance.

The acceptability of a Class A1 (Shop) use at this location.

As the site is located outside the Central Shopping Area (CSA) of the City Centre and also falls outside of any designated District / Local Centres as identified within the Local Development Plan, any proposal for a Class A1 (shop) use at this location would have to satisfy the three tests of out-of-centre retail policy. In this regard and given the relatively small scale of the proposed units, an element of convenience retail could be considered acceptable to serve the newly established population and the wider residential community within the surrounding area.

Whether the proposed A2 (Financial and Professional Services) or B1 (Office) uses are acceptable at this location.

The site is located within the City Centre Principal Business Area and as such, the proposed A2 and B1 uses are considered acceptable in this instance.

Whether the proposed A3 (Food and Drink) use is acceptable at this location.

The Premises for Eating, Drinking and Entertainment in the City Centre SPG identifies the Principal Business Area as an appropriate location for food and drink (A3) uses, subject to detailed considerations.

The SPG does however state that food and drink uses are unlikely to be acceptable where residents live immediately above or next door. Given that the application proposes 102 flats to the upper floors, the applicant will be expected to demonstrate how their proposal can address concerns over the potential impact of a ground floor A3 use upon the amenity of residential occupiers. This could be achieved through the applicant accepting a restricted use condition, limiting any use to a café / snack bar / restaurant where their primary function is the sale and consumption of food on the premises rather than alcohol or hot food takeaways, in order to safeguard residential amenity.

For the above reasons, the proposal is considered acceptable in land use policy terms, subject to detailed design and amenity considerations.

That the Class A3 floor space be restricted to a restaurant / snack bar / café use and for no other purpose within the A3 Use Class.

- 8.3 Scale and Design: Whilst it is acknowledged that the proposals include a 'taller' 9 storey element, there is a good relationship with surrounding buildings that have a commercial scale. The proposed building increases in height from the south towards Penarth Road, with the 9 storey element sitting behind the existing four storey buildings to Trade Street and Penarth Road, creating an impression that it is central to this block of buildings bounded by Penarth Road, Trade Street, Coopers Yard and Curran Road. The 9 storey element, when

viewed from farther away, will sit comfortably in the context of the existing nearby office blocks, located to the northern end of Dumballs Road and Curran Road, close to the junction with Penarth Road.

- 8.4 The architecture of the new build is restrained and ordered, relying on depth of façade and use of quality materials to provide visual interest and richness. The design has sufficient depth and articulation in the façade design and varying roof levels to avoid the bulky blandness of the neighbouring commercial buildings to the north. The use of 'mill' style windows, in conjunction with more modern styles and materials is reflective of the existing architecture of the area, particularly the adjacent buildings fronting Trade Street. The primary elevation to Trade Street is enlivened by a mix of commercial uses to the ground floor, including the retained Villas that provide a sense of character and context to the new development.
- 8.5 Subject to conditions controlling type and quality of cladding materials, and architectural detailing, the design meets the requirements of the Tall Buildings SPG and is acceptable.
- 8.6 Amenity of future occupiers and neighbours: External amenity space for the students is provided in the form of a rooftop terrace, individual rooftop gardens and balconies. Outlook and daylighting is acceptable for all occupiers. The scheme is predominantly residential and the nearest existing residential properties would be those to the opposite side of the Penarth Road/Trade Street junction, approx. 50m away from the north elevation to the 9 storey element. Bearing in mind this distance, and the existing aspect form these dwellings, onto the existing four storey offices opposite, it is considered that the development does not have a harmful impact on the amenity of neighbours, or future occupiers.
- 8.7 Access and Parking provision: Vehicular access and parking arrangements have been reviewed by the Transportation Manager and are considered acceptable. The cycle parking facilities (124 spaces) are also considered to be acceptable. Pedestrian access is via a primary (reception staffed) and secondary entrance on Trade Street. There is also resident access directly from the courtyard parking area. The applicant has indicated in discussions with South Wales Police that these will be subject to electronic entry, with audio and visual entry systems. The pedestrian accesses are level, with lift access to all floors.
- 8.8 Whilst the requested condition in respect of delivery times is noted, given the context of the site and the environment surrounding, it is considered that this condition would be overly onerous, unenforceable and not required to make the development acceptable, contrary to the tests for the use of conditions in planning permission.
- 8.9 Section 106 obligations: The applicant has submitted information relating to the economic viability of the proposed development in light of the requested contributions. This information has been assessed by the District Valuation Service.

In their report dated 26th September 2016, the DVS concluded:

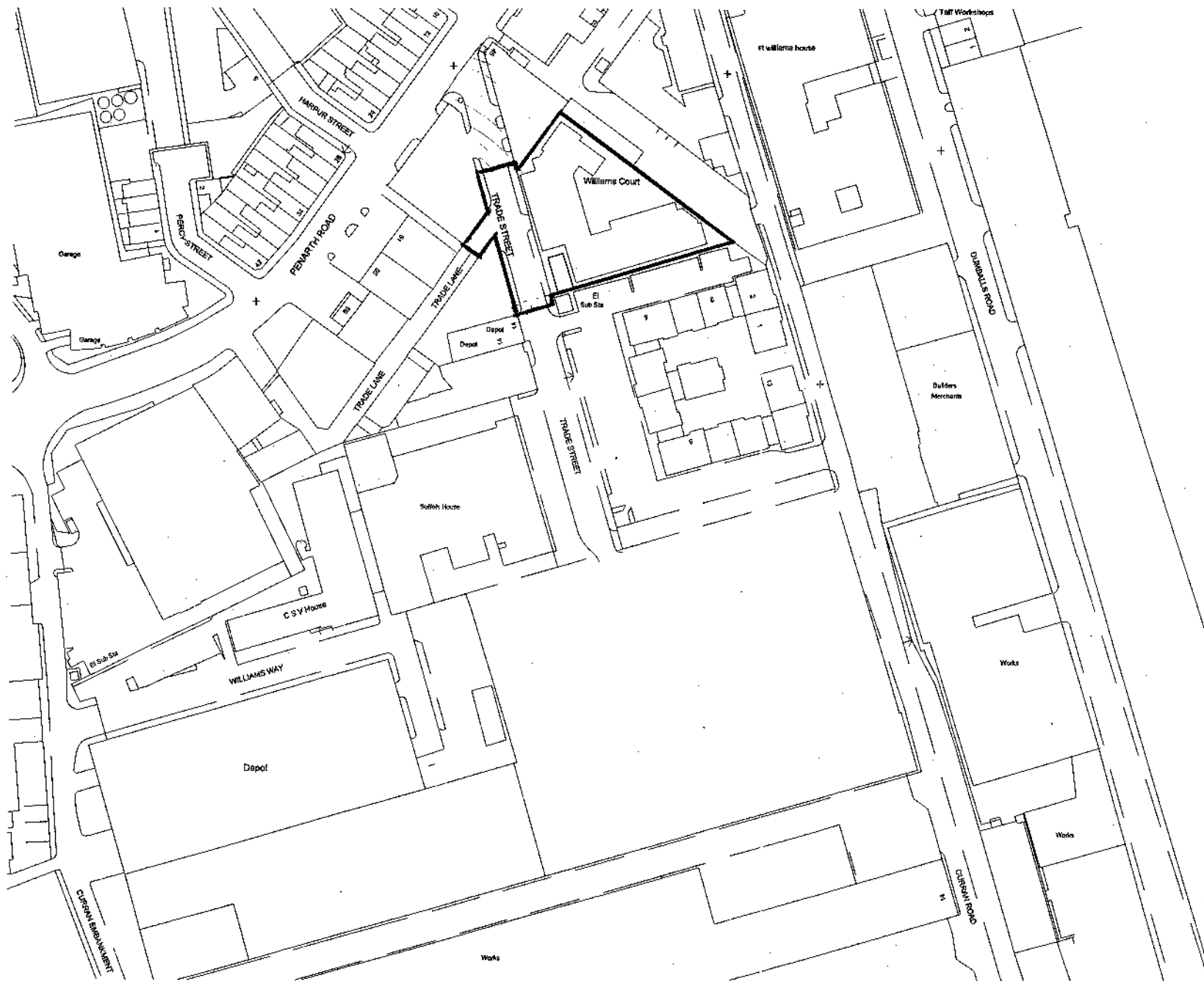
“Our appraisal as detailed above for a fully open market mixed use scheme providing no Affordable Housing contribution and no such S106 sums returns a residual land value of some £123,000 and so suggests the scheme is unviable on that basis when measured against the benchmark land value.”

Notwithstanding the findings of the DVS, the applicant has offered the Council a contribution of £120,000 in lieu of undertaking highways improvements, and £15,000 to offset the change of use of employment land.

9. **CONCLUSION**

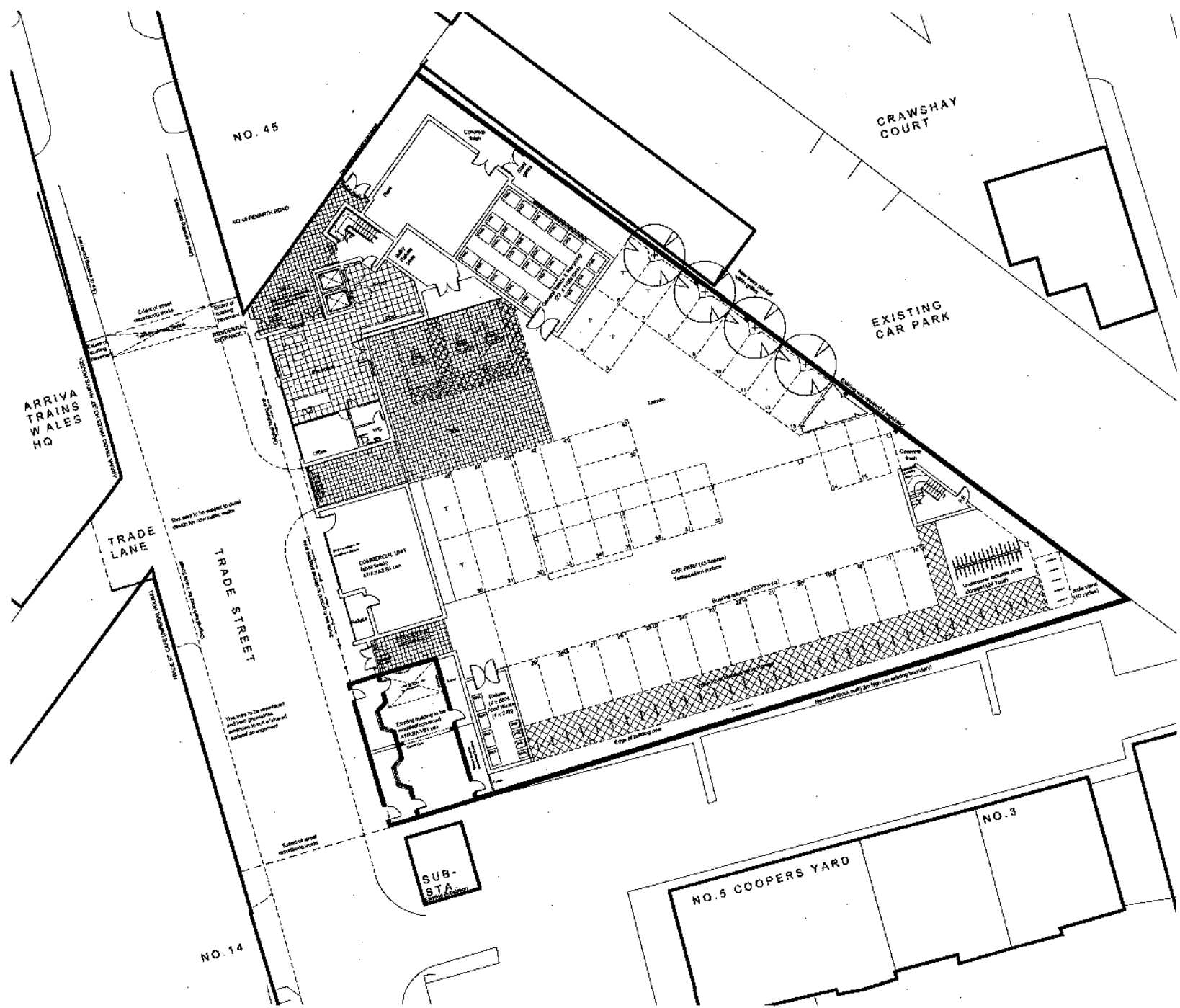
9.1 The granting of planning permission is recommended subject to conditions being imposed and a legal agreement (Section 106) being signed to secure the following financial contributions:

- £120,000 towards the improvement of the footpaths and carriageway adjacent to the site along Trade Street and up to the junction with Penarth Road;
- £15,000 towards the promotion of employment opportunities in the vicinity of the site.



16/00504/113K

 C. W. ARCHITECTS Ltd <small>Crowswood House, 8 Park Grove, Cowes PO10 2BN Tel: +44 (0)1302 321215 Fax: +44 (0)1302 321217 E: info@cwa-architects.co.uk</small>		
Project Name: Williams Court, Trade Street		
Project Ref: SP482		
Drawing Title: Location Plan	Scale: 1:1250 @ A3	
Drawing Number: P00		
Revised:	Drawn by: rb	Date: Dec 2015



C. W. ARCHITECTS Ltd
 Grosvenor House, 8 Park Grove, Cardiff CF10 0BN
 Tel: +44 (0)2920 225125 Fax: +44 (0)2920 268207 E-Mail: office@cwarchitect.co.uk

Project Name: Wilkems Court, Trade Street
 Project Ref: SP402

Drawing Title: Proposed Site Plan Scale: 1:200 @ A2
 Drawing Number: P02

Revision: ALT - B Drawn by: tb Date: Dec 2015



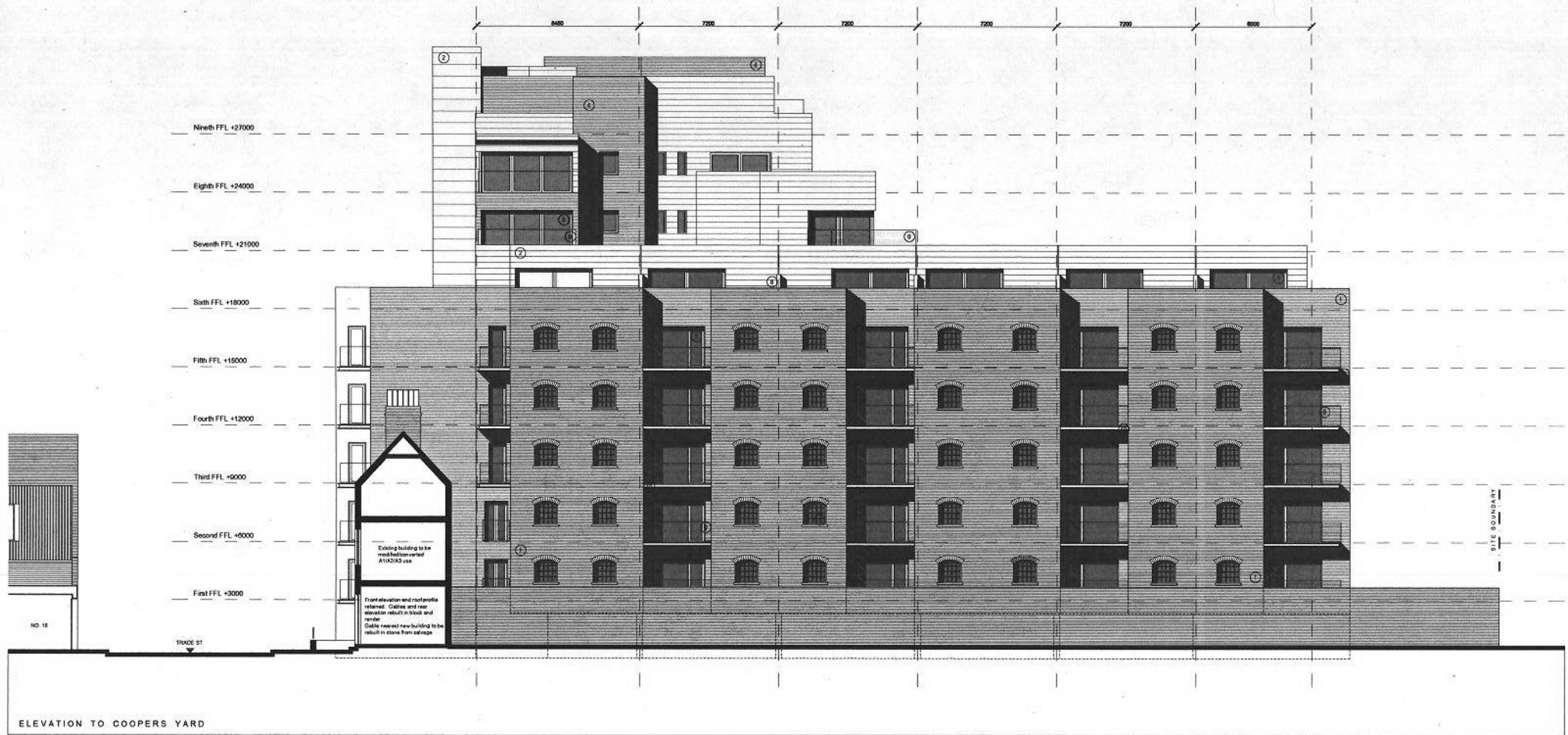
ELEVATION TO TRADE STREET

MATERIALS KEY

- ① Facing brick (red - to LPA approval)
- ② Colour coated cladding panels (Dark grey)
- ③ Colour coated double glazed doors and windows
- ④ Facing brick (blue - to LPA approval)
- ⑤ Aluminium curtain walling
- ⑥ Horizontal aluminium louvres
- ⑦ Colour coated steel security door
- ⑧ Sand cement render (dark grey - black)
- ⑨ Clear, toughened glass balustrade
- ⑩ Balconies with galvanised channel
- ⑪ Colour coated roller shutters



C. W. ARCHITECTS Ltd <small>(Incorporated in New Zealand)</small>		
<small>7th Floor, 100 Queen Street, Auckland, New Zealand</small>		
Project Name:	Williams Court, Trade Street	
Project Ref:	SP492	
Drawing Title:	Proposed Elevation to Trade St	Scale:
Drawing Number:	P13	1:100 @ A1
Revision:	ALT - 05	Date: Dec 2015



MATERIALS KEY

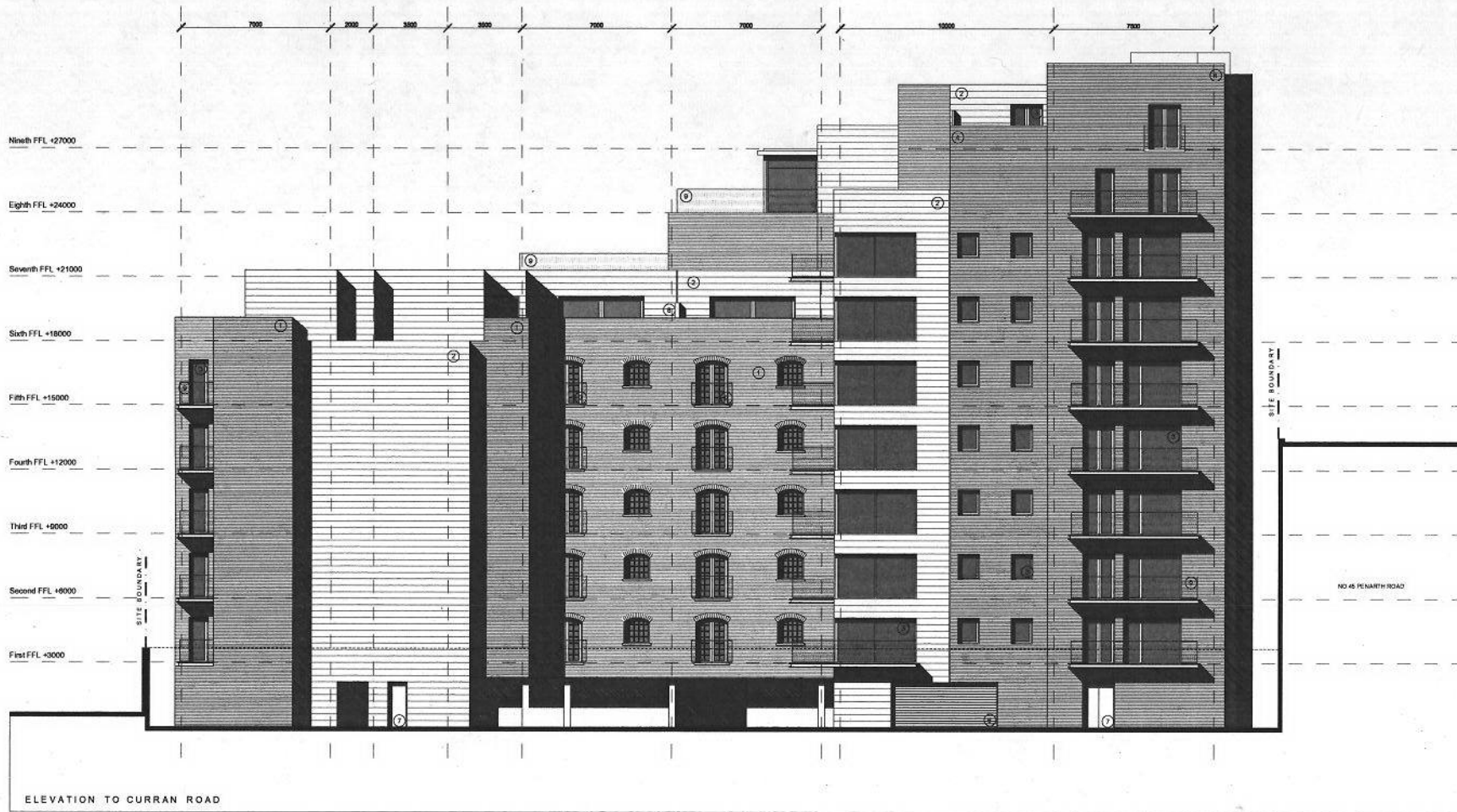
- ① Facing brick (red - to LPA approval)
- ② Colour coated cladding panels (Dark grey)
- ③ Colour coated double glazed doors and windows
- ④ Facing brick (blue - to LPA approval)
- ⑤ Aluminium curtain walling
- ⑥ Horizontal aluminium louvers
- ⑦ Colour coated steel security door
- ⑧ Sand cement render (dark grey - black)
- ⑨ Glass - toughened glass balustrade
- ⑩ Balconies with galvanneal channel
- ⑪ Colour coated roller shutters

C.W. ARCHITECTS Ltd
 Greenway House, 8 Park Green, Cardiff CF10 3BN
 Tel: +44 (0)1495 209120 Fax: +44 (0)1495 209121 E-Mail: info@cwa-architects.co.uk

Project Name: Williams Court, Trade Street
 Project Ref: SP482

Drawing Title: Proposed Elevation to Coopers Yard
 Drawing Number: P14
 Scale: 1:100 @ A1

Revision: ALT: B
 Drawn by: rb
 Date: Dec 2015



MATERIALS KEY

- ① Facing brick (red - to LPA approval)
- ② Colour coated cladding panels (Dark grey)
- ③ Colour coated double glazed doors and windows
- ④ Facing brick (blue - to LPA approval)
- ⑤ Aluminium curtain walling
- ⑥ Horizontal aluminium louvres
- ⑦ Colour coated steel security door
- ⑧ Sand cement render (dark grey - black)
- ⑨ Clear, toughened glass balustrade
- ⑩ Balconies with galvanised channel
- ⑪ Colour coated roller shutters



C. W. ARCHITECTS Ltd
 Grosvenor House, 8 Park Grove, Cardiff CF10 3BN
 Tel: 0300 369 999 Fax: 0300 369 998 Email: cwa@cwa.co.uk

Project Name:	Williams Court Trade Street
Project Ref:	SH402
Drawing Title:	Proposed Elevation to Curran Road
Drawing Number:	P-15
Revision:	ALT. B
Drawn by:	RB
Date:	Dec 2015
Scale:	1:100 @ A1

COMMITTEE DATE: 09/11/2016

APPLICATION No. **16/00660/MJR** APPLICATION DATE: 22/03/2016

ED: **BUTETOWN**

APP: TYPE: Full Planning Permission

APPLICANT: J R Smart

LOCATION: THE WHARF, MANAGERS FLAT AND BOATSHED, 121
SCHOONER WAY, ATLANTIC WHARF, CARDIFF, CF10 4EU

PROPOSAL: MIXED USE RESIDENTIAL DEVELOPMENT OF 180
DWELLINGS WITH A1 (RETAIL) AND A3 (FOOD
AND DRINK) USE TO GROUND FLOOR WITH ASSOCIATED
WORKS

RECOMMENDATION 1 : That, subject to relevant parties entering into a binding planning obligation in agreement with the Council under **SECTION 106** of the Town and Country Planning Act 1990, within 6 months of the date of this resolution unless otherwise agreed by the Council in writing, in respect of matters detailed in paragraph 9.2 of this report, planning permission be **GRANTED** subject to the following conditions:

1. C01 Statutory Time Limit
2. The consent relates to the following approved plans:

<i>Dwg. No.</i>	<i>Title</i>
PL 101	Location Plan
PL 120A	Proposed Demolition Plan
PL 130A	Proposed Site Context Plan
PL 131A	Proposed Site Plan
PL132A	Proposed Key Plan
PL 133A	Proposed Site Access Plan
PL 210A	Proposed Level 00/ Undercroft Floor Plan
PL 211A	Proposed Level 01 Floor Plan
PL 212A	Proposed Level 02 Floor Plan
PL 213A	Proposed Level 03 Floor Plan
PL 214A	Proposed Level 04 Floor Plan
PL 215A	Proposed Level 05 Floor Plan
PL 216A	Proposed Level 06 Floor Plan
PL 217A	Proposed Roof Plan
PL 220A	Proposed Level 00/ Undercroft Flat Layout
PL 221A	Proposed Level 01 Flat Layouts
PL 222A	Proposed Level 02 Flat Layouts
PL 223A	Proposed Level 03 Flat Layouts
PL 224A	Proposed Level 04 Flat Layouts
PL 225A	Proposed Level 05 Flat Layouts
PL 226A	Proposed Level 06 Flat Layouts

PL 310A	Proposed Context Elevation
PL 311A	Proposed Context Elevation
PL 312A	Proposed Context Elevation
PL 313A	Proposed Context Elevation
PL 314A	Proposed Context Elevation
PL 315A	Proposed Context Elevation
PL 320A	Block A & B - Proposed Elevations
PL 321A	Block C & D - Proposed Elevations
PL 322A	Block E - Proposed Elevations
PL 323A	Block F - Proposed Elevations
PL 324A	Block G - Proposed Elevations
PL 325	Block H - Proposed Elevations
PL 410A	Proposed Context Sections
PL 411A	Proposed Context Sections
PL 430	Proposed Part Section & Part Elevation Details
PL 431	Proposed Part Section & Part Elevation Details
PL 432A	Proposed Part Section & Part Elevation Details
PL 433	Proposed Part Section & Part Elevation Details
PL 434A	Proposed Part Section Detail
PL 435A	Proposed Part Section Detail
PL 436	Proposed Part Section Detail
PL 437A	Proposed Part Section Detail
1133/SK/03revA	Landscape Proposals

Reason: The plans amend and form part of the application.

3. A3 (food & drink) ground floor uses shall be restricted to café/restaurant A3 uses only.
Reason: To ensure that the amenities of existing neighbours and future occupiers are protected.
4. No member of the public shall be admitted to or allowed to remain on any A3 premises between the hours of 20:00 and 08.00 hrs. on any day.
Reason: To ensure that the amenities of neighbours and future occupiers are protected.
5. There shall be no arrival, departure, loading or unloading of vehicles between the hours of 20.00 and 08.00 hours.
Reason: To ensure that the amenities of neighbours and future occupiers are protected.
6. No development shall take place until samples of the external finishing materials have been submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
Reason: To ensure a satisfactory finished appearance to the development.
7. No development shall take place until a scheme showing the architectural detailing of the main elevations of the apartment block has been submitted to and approved in writing by the Local Planning Authority and the

development shall not be brought into beneficial use until the approved scheme is implemented.

Reason: To ensure a satisfactory finished appearance to the building.

8. Prior to commencement of development a scheme shall be submitted to and approved in writing by the Local Planning Authority to provide that all habitable rooms exposed to external road traffic noise in excess of 63 dBA Leq 16 hour [free field] during the day [07.00 to 23.00 hours] or 57 dBA Leq 8 hour [free field] at night [23.00 to 07.00 hours] shall be subject to sound insulation measures to ensure that all such rooms achieve an internal noise level of 40 dBA Leq 16 hour during the day and 35 dBA Leq 8 hour at night. The submitted scheme shall ensure that habitable rooms subject to sound insulation measures shall be provided with acoustically treated active ventilation units. Each ventilation unit (with air filter in position), by itself or with an integral air supply duct and cowl (or grille), shall be capable of giving variable ventilation rates ranging from :

- 1) an upper rate of not less than 37 litres per second against a back pressure of 10 newtons per square metre and not less than 31 litres per second against a back pressure of 30 newtons per square metre, to
- 2) a lower rate of between 10 and 17 litres per second against zero back pressure.

No habitable room shall be occupied until the approved sound insulation and ventilation measures have been installed in that room. Any private open space (excepting terraces or balconies to any apartment) shall be designed to provide an area which is at least 50% of the area for sitting out where the maximum day time noise level does not exceed 55 dBA Leq 16 hour [free field].

Reason: To ensure that the amenities of future occupiers are protected.

9. A scheme of sound insulation works to the floor/ceiling structure between proposed commercial and domestic use shall be submitted to and agreed by the Local Planning Authority in writing and implemented prior to occupation.

Reason: To ensure that the amenities of occupiers of other premises in the vicinity are protected.

10. No member of the public shall be admitted to or allowed to remain in the commercial element of the premises between the hours of 18:00hrs and 08:00hrs on any day. Should the applicant have a specific use class in mind that requires longer hours, contact should be made with the division.

Reason: To ensure the amenity of occupiers of other premises in the vicinity are protected.

11. There shall be no arrival, departure, loading or unloading of delivery vehicles between the hours of 18:00hrs and 09:00hrs.

Reason: To ensure that the amenities of occupiers of other premises in the vicinity are protected.

12. Prior to implementation a noise assessment shall be carried out and submitted to the Local Planning Authority to ensure the noise emitted from fixed plant and equipment on the site achieves a rating noise level of background -10dB at the nearest noise sensitive premises when measured and corrected in accordance with BS 4142: 2014 (or any British Standard amending or superseding that standard).
Reason: To ensure that the amenities of occupiers of other premises in the vicinity are protected.
13. The extraction of all fumes from the food preparation areas shall be mechanically extracted to a point to be agreed in writing by the Local Planning Authority, and the extraction system shall be provided with a de-odourising filter. All equipment shall be so mounted and installed so as not to give rise to any noise nuisance. Details of the above equipment including the chimney shall be submitted to, and approved by, the Local Planning Authority in writing and the equipment installed prior to the commencement of use for the cooking of food. The equipment shall thereafter be maintained in accordance with the manufacturers' guidelines, such guidelines having previously been agreed by the Local Planning Authority in writing.
Reason: To ensure that the amenities of occupiers of other premises in the vicinity are protected.
14. The cycle parking shown on the approved plans shall be provided prior to the development being brought into beneficial use and thereafter retained and maintained for the parking of cycles.
Reason: To ensure that adequate provision is made for the secure parking of cycles.
15. E3D Retain Parking Within Site
16. C3K Provision of Road Before Occup. of Dwell
17. No part of the development hereby permitted shall be commenced until a scheme of construction management has been submitted to and approved by the Local Planning Authority, to include as required details of site hoardings, site access and wheel washing facilities. Construction of the development shall be managed strictly in accordance with the scheme so approved.
Reason: In the interests of highway safety and public amenity.
18. Residential Travel Plan: No part of the development hereby permitted shall be occupied until a residential travel plan, to include but not limited to the promotion of public transport and other alternatives to the private car has been submitted to and approved by the Local Planning Authority.
Reason: in the interest of sustainability and to help regulate the impact of traffic on use of the adjacent highway.
19. Highway works condition: No part of the development hereby permitted

shall be commenced until a scheme of works to Schooner Way footways and development roads, as shown in principle in the submission and on Plan 1 of the Strategic Planning (Regeneration) consultation response dated 25.5.16, has been submitted to and approved in writing by the LPA. The scheme shall include street lighting, drainage, signing and lining, renewal of kerbs, channels and edging, and Traffic Regulation Orders as may be required. The agreed scheme to be implemented to the satisfaction of the LPA prior to beneficial occupation.

Reason: To ensure the provision of the site road and access to the proposed development, in the interests of highway and pedestrian safety.

20. C4R Landscaping Implementation
21. Unless otherwise agreed in writing with the LPA a Hydraulic Modelling Assessment shall be carried out prior to commencement of development to establish any improvements that may be necessary to prevent the hydraulic overload of the foul drainage system. The agreed improvements to the drainage system to be implemented prior to beneficial occupation. Reason: To prevent any potential overloading of the foul drainage system.
22. No development shall take place until a scheme for the drainage of the site, including provision of an oil interceptor and any connection to the existing drainage system, has been submitted to and approved in writing by the LPA. No part of the development shall be occupied until the scheme is implemented as approved.
Reason: To ensure an orderly form of development.
23. *Land Contamination Risk Assessment:* Prior to the commencement of the development an assessment of the nature and extent of contamination shall be submitted to and approved in writing by the Local Planning Authority. The report of the findings shall include a desk top study to identify all previous uses at the site and potential contaminants associated with those uses and the impacts from those contaminants on land and controlled waters; an intrusive investigation to assess the extent, scale and nature of contamination which may be present; an assessment of the potential risks, and an appraisal of remedial options and justification for the preferred remedial option(s).
Reason: To ensure that information provided for the assessment of the risks from land contamination to the future users of the land, neighbouring land, controlled waters, property and ecological systems is sufficient to enable a proper assessment.
24. *Submission of Remediation Scheme and Verification Plan:* Prior to the commencement of the development a detailed remediation scheme and verification plan to bring the site to a condition suitable for the intended use by removing any unacceptable risks to human health, controlled waters, buildings, other property and the natural and historical environment, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include all works to be undertaken, proposed remediation objectives and remediation criteria, a timetable of works and site

management procedures.

Reason: To ensure that any unacceptable risks from land contamination to the future users of the land, neighbouring land, controlled waters, property and ecological systems are minimised, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

25. *Undertaking of Remediation and Issue of Verification Report:* The remediation scheme as approved by the Local Planning Authority (LPA) must be fully undertaken in accordance with its terms prior to the occupation of any part of the development unless otherwise agreed in writing by the LPA. The must be given two weeks written notification of commencement of the remediation scheme works. Within 6 months of the completion of the measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be submitted to and approved in writing by the LPA.

Reason: To ensure that any unacceptable risks from land contamination to the future users of the land, neighbouring land, controlled waters, property and ecological systems are minimised, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

26. *Identification of Unsuspected Contamination:* In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing within 2 days to the Local Planning Authority (LPA), all associated works must stop, and no further development shall take place unless otherwise agreed in writing until a scheme to deal with the contamination found has been approved. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme and verification plan must be prepared and submitted to and approved in writing by the LPA. Following completion of measures identified in the approved remediation scheme a verification report must be submitted to and approved in writing by the LPA. The timescale for the above actions shall be agreed with the LPA within 2 weeks of the discovery of any unsuspected contamination.

Reason: To ensure that any unacceptable risks from land contamination to the future users of the land, neighbouring land, controlled waters, property and ecological systems are minimised.

27. *Ground Gas Assessment:* Prior to the commencement of any development works a scheme to investigate and monitor the site for the presence of gases being generated at the site or land adjoining thereto, including a plan of the area to be monitored, shall be submitted to the Local Planning Authority for its approval. Following completion of the approved monitoring scheme and prior to commencement of any development works, the proposed details of any appropriate gas protection measures which may be required to ensure the safe and inoffensive dispersal or management of gases and to prevent lateral migration of gases into or from land surrounding the application site shall be submitted to and approved in

writing to the LPA. All required gas protection measures shall be installed in accordance with the approved details and appropriately verified before occupation of any part of the development which has been permitted, and the approved protection measures shall be retained and maintained until such time as the LPA agrees in writing that the measures are no longer required.

Reason: To ensure that the safety of future occupiers is not prejudiced.

28. *Importation of Aggregates:* Any aggregate (other than virgin quarry stone) or recycled aggregate material to be imported shall be assessed for chemical or other potential contaminants in accordance with a scheme of investigation which shall be submitted to and approved in writing by the Local Planning Authority in advance of its importation. Only material approved by the LPA shall be imported. All measures specified in the approved scheme shall be undertaken in accordance with Pollution Control's Imported Materials Guidance Notes. Subject to approval of the above, sampling of the material received at the development site to verify that the imported soil is free from contamination shall be undertaken in accordance with a scheme and timescale to be agreed in writing by the LPA.

Reason: To ensure that the safety of future occupiers is not prejudiced.

29. *Importation of Topsoils:* Any topsoil [natural or manufactured], or subsoil, to be imported shall be assessed for chemical or other potential contaminants in accordance with a scheme of investigation to be submitted to and approved in writing by the Local Planning Authority in advance of its importation. Only material approved by the LPA shall be imported. All measures specified in the approved scheme shall be undertaken in accordance with the relevant Code of Practice and Guidance Notes. Subject to approval of the above, verification sampling of the material received at the development site is required to verify that the imported soil is free from contamination and shall be undertaken in accordance with a scheme agreed with in writing by the LPA.

Reason: To ensure that the safety of future occupiers is not prejudiced.

30. *Use of Site Won Material:* Any site won recycled aggregate materials shall be assessed for chemical or other potential contaminants in accordance with a scheme of investigation which shall be submitted to and approved in writing by the Local Planning Authority in advance of its reuse. Only material approved by the LPA shall be reused.

Reason: To ensure that the safety of future occupiers is not prejudiced.

31. Piling or any other foundation designs using penetrative methods shall not be permitted without the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater.

Reason: To minimise the risk of pollution of controlled waters.

32. No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of

archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority.

Reason: To identify and record any features of archaeological interest discovered during the works, in order to mitigate the impact of the works on the archaeological resource.

RECOMMENDATION 2: The highway works condition and any other works to existing or proposed adopted public highway (to be undertaken by the developer) are to be subject to an agreement under Sections 38 and 278 Highways Act 1980 between the developer and Local Highway Authority.

RECOMMENDATION 3: To protect the amenities of occupiers of other premises in the vicinity attention is drawn to the provisions of Section 60 of the Control of Pollution Act 1974 in relation to the control of noise from demolition and construction activities. Further to this the applicant is advised that no noise audible outside the site boundary adjacent to the curtilage of residential property shall be created by construction activities in respect of the implementation of this consent outside the hours of 0800-1800 hours Mondays to Fridays and 0800 - 1300 hours on Saturdays or at any time on Sunday or public holidays. The applicant is also advised to seek approval for any proposed piling operations.

RECOMMENDATION 4: CONTAMINATION AND UNSTABLE LAND ADVISORY NOTICE. The contamination assessments and the effects of unstable land are considered on the basis of the best information available to the Planning Authority and are not necessarily exhaustive. The Authority takes due diligence when assessing these impacts, however you are minded that the responsibility for:

- (i) determining the extent and effects of such constraints;
- (ii) ensuring that any imported materials (including, topsoils, subsoils, aggregates and recycled or manufactured aggregates/ soils) are chemically suitable for the proposed end use. Under no circumstances should controlled waste be imported. It is an offence under Section 33 of the Environmental Protection Act 1990 to deposit controlled waste on a site which does not benefit from an appropriate waste management license. The following must not be imported to a development site:
 - Unprocessed / unsorted demolition wastes.
 - Any materials originating from a site confirmed as being contaminated or potentially contaminated by chemical or radioactive substances.
 - Japanese Knotweed stems, leaves and rhizome infested soils. In addition to section 33 above, it is also an offence under the Wildlife and Countryside Act 1981 to spread this invasive weed; and
- (iii) the safe development and secure occupancy of the site rests with the developer.

Proposals for areas of possible land instability should take due account of the physical and chemical constraints and may include action on land reclamation or other remedial action to enable beneficial use of unstable land. The Local Planning Authority has determined the application on the basis of the information available to it, but this does not mean that the land can be considered free from contamination.

1. **DESCRIPTION OF PROPOSED DEVELOPMENT**

- 1.1 The detailed application is for the construction of 180 dwellings (177 apartments and 3 townhouses) and ground floor A1 and A3 uses on the former site of the Wharf PH and car park fronting Bute East Dock in the Atlantic Wharf area.
- 1.2 The original application, registered in May 2016, was for demolition of the Wharf PH and the construction of 185 dwellings (including 37 affordable dwellings). A separate application for prior approval for the demolition of the Wharf PH complex and boatshed was subsequently granted in June 2016, and the building has recently been demolished and the site cleared.
- 1.3 Amended drawings have been received reducing the number of dwellings, addressing separation distance from existing dock feeder trees, revising massing and footprint, and improving the public realm. The description has been amended omitting the demolition of the Wharf PH and reducing the number of dwellings from 185 to 180.
- 1.4 Two apartment blocks (6 storeys & 4 storeys) and 3no. detached houses (3 storeys) front Bute East Dock. The ground floor is colonnaded and a ground floor A3 café/ restaurant use is located in the 6 storey block, opening onto an enhanced area of public realm centred on the existing water feature.
- 1.5 To the rear of the site are three more apartment blocks. The highest one is 7 storeys with a ground floor retail use and encloses the public square and existing wharf. The other two blocks are six storeys high and 'front' on to the dock feeder and landscaped footpath that follows the canal through the Atlantic Wharf housing area to Herbert Street.
- 1.6 Access is via the existing access from Schooner way and there are 83 parking spaces, the majority located underneath the apartment blocks. A new landscaped pedestrian route links the existing footbridge and proposed retail uses with Schooner Way via a new set of steps and a ramp for DDA access.
- 1.7 Materials are predominantly brick with a contemporary dockside aesthetic for the buildings facing the dock. The top floor of the main 6 storey block and the blocks to the rear are set back and predominantly glazed. The majority of the apartments in the main blocks looking over the dock have recessed balconies.
- 1.8 The original application included 37 affordable apartments. A viability appraisal submitted by the applicant concludes that a 100% market housing scheme is not viable. The appraisal was assessed by the DV who reached the same conclusion.
- 1.9 The following additional information is submitted:
 - Design and Access Statement
 - Geotech report
 - Noise Assessment
 - Tree Survey
 - Transport Statement
 - Drainage Strategy Statement

- Flood Consequences Assessment Report
- Various perspective views (CGIs)
- Viability Statement by Savills dated 28.7.16
- Review of Viability Statement by DVS dated 20.9.16

2. **DESCRIPTION OF SITE**

- 2.1 The application site is located between Schooner Way, a residential distributor road, and the Bute East Dock, an area of water no longer used as part of the docks. The site was formerly the Wharf public house, Boatshed gym and extensive surface car park. The buildings were recently demolished and the site is cleared awaiting redevelopment. There are a number of relatively large trees on the car park area.
- 2.2 To the south and west the site is bounded by the Bute East Dock Feeder canal and a line of mature trees. Just before the dock feeder discharges into the wharf there is a pedestrian footbridge which forms part of the public foot and cycle path running around the perimeter of the dock, and a small area of shallow water enclosed on three sides which formed a feature for the pub's outdoor seating area.
- 2.3 The area is primarily residential interspersed with some office and leisure uses. To the south, beyond the dock feeder, is the 4 storey Holiday Inn Express Hotel and Amity Court, both four storeys. To the west and north beyond the dock feeder and located on Schooner Way is three and four storey residential development. Design is conventional - predominantly red brick with slate pitched roofs.
- 2.4 The 0.87 ha site is roughly rectangular in shape with an elongated section to the north alongside the dock. At the northern end of the site levels are approximately 3m below Schooner way road level and there is a densely landscaped bank screening the site from the road. Vehicular access is from Schooner Way. Pedestrian access is from Schooner Way via steps, and from the dockside walkway.
- 2.5 Immediately to the north of the site, between schooner way and the dock is a grassed area which has planning permission for a predominantly 3 storey residential development with some undercroft parking.

3. **PLANNING HISTORY**

- 16/976/MJR Prior approval granted in June 2016 for the demolition of the Wharf PH including office and apartment accommodation, and boatshed.
- 1985 Outline consent granted for the wider redevelopment of Bute East Dock (700 dwellings at a relatively low density of approx. 65 dwellings/ hectare, retail, offices and leisure uses). The application site was identified for residential uses.

Related planning history

- 14/572/DCI planning permission granted Nov 2015 for construction of 8 residential dwellings with under-croft parking, cycle and bin store facilities.
- 14/188/DCI Resolution to grant planning permission for use of former dock for wakeboarding and water skiing and installation of a straight line cable system. Subject to signing of legal agreement.

- 12/691/DCI Resolution to grant planning permission for use of former dock for wakeboarding and water skiing and installation of cable tow system. Subject to signing of legal agreement.

4. **POLICY FRAMEWORK**

National Policy

- 4.1 Planning Policy Wales (PPW) Edition 8, 2016 favours the sustainable re-use of previously developed land.
- 4.2 The following Technical Advice Notes (TANs) are relevant:
- TAN 12: Design (2009)

Local Policy

- 4.3 The following policies of the recently adopted 2016 City of Cardiff Local Development Plan (LDP) are relevant to the consideration of this application:-
- C1 Community Facilities
 - C5 Provision for Open Space, Outdoor Recreation, Childrens' Play and Sport
 - H3 Affordable Housing
 - KP5 Good Quality and Sustainable Design
 - KP7 Planning Obligations
 - EN13 Air, Noise, Light Pollution and Land Contamination
 - EN14 Flood risk
 - T1 Walking and Cycling
 - T6 Impact on Transport Networks and Services
- 4.4 The following Supplementary Planning Guidance relates to the previous 1996 Local Plan. It is under review following the adoption of the LDP however it remains a material consideration in considering the application insofar as it is consistent with LDP policy:
- Cardiff Residential Design Guide (2008)
 - Open Space (March 2008)
 - Affordable Housing (Mar 2007)
 - Affordable Housing Delivery Statement (Oct 2010)
 - Community Facilities and Residential Development (2007)
 - Developer Contributions for School Facilities (2007)
 - Access, Circulation and Parking Requirements (2010)
 - Waste Collection and Storage Facilities (2007)

5. **INTERNAL CONSULTEE RESPONSES**

- 5.1 Land Use & Regeneration: The proposal is for the redevelopment of The Wharf PH site at Schooner Way from a Class A3 public house (incorporating an element of Class B1 office floorspace) to 180 dwellings (flats), incorporating an element of Class A1 (retail / 311sqm) and Class A3 (Food and Drink / 186sqm) floorspace at the ground floor. The site is located outside the Central and Bay Business Areas of the Cardiff LDP.

- 5.2 The acceptability of Class C3 (Residential) use at this location: LDP Policy H6 (Change of use or redevelopment to residential use) identifies criteria for assessing proposals that involve the redevelopment of previously developed land to residential use, including whether there is an overriding need to retain the existing use of the land or premises. The LDP does not specifically seek to protect Class A3 uses and with regard to Class B1 (office) floorspace, the site is not located within either the Central or Bay Business Areas, or within an area of existing employment land. Taking into consideration the established residential nature of the wider Schooner Way / Atlantic Wharf area, the proposed redevelopment of the site to residential use is considered acceptable in this instance.
- 5.3 The acceptability of a Class A1 (Shop) use at this location: As the site is located outside the Central Shopping Area (CSA) of the City Centre and also falls outside of any designated District / Local Centres as identified within the LDP, any proposal for a Class A1 (shop) use at this location would have to satisfy the three tests of out-of-centre retail policy. In this regard and given the relatively small scale of the proposed unit at 311sqm, an element of convenience retail could be considered acceptable to serve the newly established population and the wider residential community within the surrounding area. The sale of comparison goods would not be considered acceptable at this location and an associated condition could be attached that excludes the sale of comparison goods.
- 5.4 The acceptability of a Class A3 (Food and Drink) use at this location: Local Development Plan Policy R8 (Food and Drink Uses) identified that outside District/Local Centres and the Central and Bay Business Areas, consideration needs to be given to impact on residential amenity and potential to cause nuisance from noise and odour. A condition could therefore be applied limiting any ground floor A3 use to a café / coffee shop (excluding hot food takeaway) in order to safeguard the amenity of adjacent occupiers.
- 5.5 Public Realm Considerations: This is a large scale proposal, where the increase in floorspace and intensification of use will place increased pressure on the surrounding pedestrian environment, particularly due to the residential nature of the proposal where movements will take place across a longer period of time, including late at night.
- 5.6 The public realm surrounding the site is generally of a poor quality and there is a need for it to be upgraded to a standard commensurate with recent city centre / bay developments in order to provide a safer and more efficient pedestrian environment than that which serves the area at present.
- 5.7 Planning Policy Wales, Paragraph 3.4.3 states that 'When a new building is proposed, an existing building is being extended or altered, or a change of use is proposed, developers should consider the need to make it accessible for all those who might use the building. The appropriate design and layout of spaces in, between and around buildings, including parking provision and movement routes, is particularly important in ensuring good accessibility'. Cardiff Local Development Plan Policy KP6 (New Infrastructure) seeks that new developments will make appropriate provision for, or contribute towards, necessary infrastructure required

as a consequence of proposed development, including public realm improvements.

- 5.8 The applicant, as part of their proposal has identified a series of public realm and landscaping works within the sites boundary. It is requested that the extent of these works be extending to include the following elements that integrate the site with the surrounding area (as identified on Plan 1 'Proposed Extent of Public Realm Works' dated 22.5.16), with the works being undertaken by the developer:
- The resurfacing of the Bute East Dock footway along the eastern boundary of the site to tie-in with the sites wider public realm treatment;
 - The repainting of the dockside railings around the boundary of the site;
 - The replacement of the dockside lighting columns along the eastern boundary of the site;
 - The repair / replacement of the Schooner Way and canal side footways along the northern, western and southern boundaries of the site;
 - The extension of the site's soft landscaping treatment to include the embankment along the western boundary of the site (between the Dock Feeder Canal and Schooner Way), including the installation of railings along the back edge of the footway (refer to residential boundary treatment immediately south of the site);
 - The resurfacing of the carriageway at the entrance to the site and the installation of associated dropped kerbs and tactile paving.
- 5.9 Transportation: The Officer's consultation response will be reported to planning committee as a late representation.
- 5.10 Pollution Control (Noise & Air): No objection subject to standard road traffic noise, sound insulation, opening hours, delivery times, plant noise and kitchen extraction conditions, and a construction site noise advisory.
- 5.11 Pollution Control (Contaminated Land): Note that the site was formerly used for commercial/ industrial purposes in association with the dock and the potential for contamination on the site is likely and therefore request standard ground gas assessment condition, modified contaminated land measures assessment condition, and standard verification and remediation, unsuspected contamination, imported soils, imported aggregates and recycled aggregates conditions, and a contamination and unstable land advisory notice.
- 5.12 Waste Management: No objection subject to comments in relation to the apartment block bin storage and collection which have been passed to the applicant.
- 5.13 Parks: The Officer does not consider that the proposals provide any meaningful amenity space on the site but notes that there are a number of open spaces within the vicinity of the site which will benefit from improvements, including the dock feeder walkway.
- 5.14 Under current policy the proposed development is subject to Policy C5 of the Cardiff LDP (Provision for open space, outdoor recreation and sport on new residential developments), which requires the provision of open space for

recreational activity. As no open space for recreational activity is being provided on-site, the developers will be required to make a financial contribution towards the provision of open space off-site, or the improvement (including design and maintenance) of existing open space in the locality. Based on the information given, allowing for 180 dwellings, the contribution will be £223,357

- 5.15 The Public Open Space Contribution shall be used by the Council towards the design, improvement and/or maintenance of public open space within the locality of the development site. The closest area of recreational open space and play area is the Atlantic Wharf open spaces (including Craiglee Drive, Schooner Way/ Silurian Way open space, and the dock feeder/ canal walkway).
- 5.16 Community Facilities: The SPG seeks a financial contribution for improvements to existing community facilities containing 25 or more new dwellings where there is no on-site provision. Based on 180 dwellings a contribution of £106,728 is sought, directed towards either the Butetown Community Centre, or another community facility in the vicinity of the development likely to experience added pressure as a result of the development.
- 5.17 Housing Strategy: Make the following comments on behalf of Housing Development in respect of the developer's affordable housing offer: The offer to 'sell' the Courtenay Road site to an RSL is an option that we would wish to explore in more detail, and would support in principle. Subject to negotiations with the developer the formal consultation response will be reported to committee as a late representation.
- 5.18 Trees & Landscaping Officer: No adverse observations.
- 5.19 Highways and parks (Drainage): No comments have been received.
- 5.20 Education: In accordance with the SPG Developer Contributions for School Facilities a financial contribution of £155,735 is requested towards the cost of providing/ improving catchment schools.

6. **EXTERNAL CONSULTEE RESPONSES**

- 6.1 Welsh Water: Welsh Water express reservations about the capacity of the foul water drainage system to accommodate the proposed flows from the development, and request a condition requiring a hydraulic modelling assessment to establish any improvements that may be necessary to prevent the hydraulic overload of the foul drainage system. The agreed improvements to the drainage system to be implemented prior to beneficial occupation.
- 6.2 Natural Resources Wales: No objection based on the information provided in the Flood Consequences Assessment report, subject to appropriately worded conditions relating to unsuspected contamination.
- 6.3 South Wales Police: No objection subject to standard recommendations pertaining to Secured by Design principles.

6.4 Glamorgan Gwent Archaeological Trust (GGAT): No objection subject to an archaeological watching brief condition.

7. **REPRESENTATIONS**

7.1 Local Members, the Atlantic Wharf Residents' Association, and neighbours were consulted on the application and on the amended plans.

7.2 Objections have been received from the Atlantic Wharf Residents' Association, the Twentieth Century Society, the applicant for the dock wakeboarding proposals, and from 12 local residents.

7.3 The main objections relate to:

- Inadequate on-site parking provision leading to overspill parking on neighbouring streets;
- Inadequate retail parking;
- Dangerous access from Schooner Way;
- Excessive scale (height & massing) of the apartment blocks to the rear of the site;
- Materials and appearance of the development not in keeping with the dockside context;
- Loss of the Wharf PH;
- Loss of privacy for neighbouring properties;
- Loss of daylighting for neighbouring properties;
- Loss of trees;
- Section 106 obligations;
- Loss of view;
- Noise and disruption during construction.

8. **ANALYSIS**

Land Use

8.1 Residential use is in accordance with the LDP and is acceptable. The small-scale shop and café uses are acceptable subject to A3 use restrictions and opening hours conditions.

Design

8.2 The layout has been amended to address concerns over the separation distance of blocks AB and CD from neighbouring properties (Amity Court and Corvette Court), and from the existing canal trees, and to create the new public square and a generous east west pedestrian route. The relationship of the blocks to each other and to the dockside and neighbouring residential properties is acceptable.

8.3 The inclusion of a retail shop unit and restaurant/ café to animate the square mitigates the loss of the Wharf PH and creates a focal point for the scheme and for the wider area.

- 8.4 The blocks range in height from 3 to 7 storeys. The two blocks located on the former pub car park are closest to neighbouring residential development and are 6 storeys in height.
- 8.5 In the case of the westernmost block (block AB) topography dictates that it is set down by several meters from the level of Schooner Way. It is separated from the Corvette Court development to the west by the canal and the road, and from Amity Court apartments to the south by the existing buffer of trees and the dock feeder canal. The top storey is also set back to reduce massing.
- 8.6 Block AB is 3.2m higher than the highest ridge line of Amity Court at a separation distance of 22.5m and 4.7m higher than the ridge of the Corvette Court properties at a separation distance of 36m.
- 8.7 The southernmost block (block CD) is 6 storeys at its western end where it is closest to Amity Court, and 7 storeys where it fronts on to the new square and the dockside. The block does not directly face Amity Court and is separated by the existing landscaped buffer and the dock feeder canal.
- 8.8 Street views and views across the dock show that the scale and design of the apartment blocks are appropriate for its waterside setting and for the residential context.
- 8.9 The simple layout of the housing follows good urban design principles and creates generous public realm on the waterside and an attractive east west connection through the scheme. There is enough space between the different blocks to incorporate tree planting and areas of landscaping and mitigate the on-street parking.
- 8.10 The choice of materials and architecture (red brickwork/ metallic cladding and highly modelled facades to provide depth and visual interest) takes a traditional dockside aesthetic and gives it a contemporary interpretation. The development reinforces the waterside and enhances the character and appearance of Bute East Dock.
- Residential amenity
- 8.11 A significant proportion of the apartments benefit from some amenity space in the form of balconies. There is no recreational open space on the site. The closest open space/ play areas are Craiglee Drive, Schooner Way/ Silurian Way open space, the dock feeder/ canal walkway, and the dockside walkway and dock itself. Within the scheme there are small landscaped areas. The design and landscaping of these areas will be controlled by condition.
- 8.12 All blocks meet Council guidance on minimum separation distances to safeguard privacy (21m between windows of habitable room windows directly facing each other), and there are no overshadowing, overbearing or overlooking concerns.
- 8.13 Levels of daylighting enjoyed by ground floor habitable rooms in Amity Court will not be significantly affected because of the policy compliant separation distance

(22.5m) and the gable relationship of block AB to Amity Court. The development will not cause unacceptable harm to residential amenity.

Loss of trees

- 8.14 The loss of the category 'C' trees located in the car park and the category 'B' trees on the Schooner Way boundary is mitigated by the planting of 20 no. new trees and provision of landscaped areas. The new planting will reinforce the Schooner Way boundary and define the new routes through the site. The existing trees lining the dock feeder footpath are to be retained. The location of the new tree planting and the retention of the landscaped buffer to the dock feeder ensures that the site retains a landscaped character. The Tree Officer has no adverse observations and the landscaping proposals are acceptable.

Public Realm

- 8.15 The public square centred on the existing wharf, the new east-west pedestrian route and stairs/ramp linking this space to Schooner Way and adjacent footways (including the dockside footway) will be reinstated/ improved as part of the highway improvement works. Two new links connecting the site to the dock feeder canal footpath are proposed.
- 8.16 The section of Dockside walkway adjacent to the site has fallen into a poor state of repair and there is scope to improve it as a consequence of the development. As it is not adopted highway and does not form part of the application site the improvements to the footway will be carried out via a Section 106 agreement.

Access and Parking

- 8.17 The scheme makes use of the existing access and there is no objection from transportation subject to standard conditions and highway improvement works, and a potential 106 contribution (to be confirmed in late rep). The proposals are policy compliant in terms of parking provision.

Representations

- 8.18 Objections on the grounds of parking, access, scale (height and massing), materials and appearance, loss of privacy, loss of daylighting, and loss trees are all addressed above.
- 8.19 The demolition of the Wharf PH no longer forms part of the planning application and is therefore not a consideration in determining the application. Loss of view is not a planning consideration.
- 8.20 The concerns raised by the applicant for the wakeboarding scheme relate to draft conditions requiring the provision of parking spaces and ancillary equipment for the wakeboarding facility on an area of land which forms part of the application under consideration.
- 8.21 The area of land in question comprises the Wharf car park, and an area of land between the Wharf PH and the Boatshed gym that gives access from the car park to the dockside, and forms part of applications 14/188/DCI & 12/691/DCI for a wakeboarding facility on the dock. Both of these applications benefit from

resolutions to grant planning permission subject to the signing of Section 106 legal agreements.

- 8.22 The grant of planning permission for the wakeboarding facility requires the signing of a legal agreement with all parties with an interest in the land in question. Since the latest resolution to grant in 2014 the applicant has agreed to a series of extensions of time to allow the 106 to be signed but as of August this year it is my understanding that little real progress had been made.
- 8.23 The applicant for the scheme under consideration, J.R. Smart, has an interest in the former Wharf PH site and would therefore be a party to any such legal agreement. Furthermore the implementation of the wakeboarding scheme as resolved to grant by planning committee would require the agreement of the landowner because of the conditions of the permission.
- 8.24 The question of which potential planning permission is implemented in the first place is therefore a matter for the respective applicants to resolve and not a material planning consideration in determining this application.
- 8.25 Noise and disruption caused by construction is not a reason for refusing an application. In the interests of highway safety and public amenity a standard construction management condition is attached. A standard construction site noise advisory is attached.

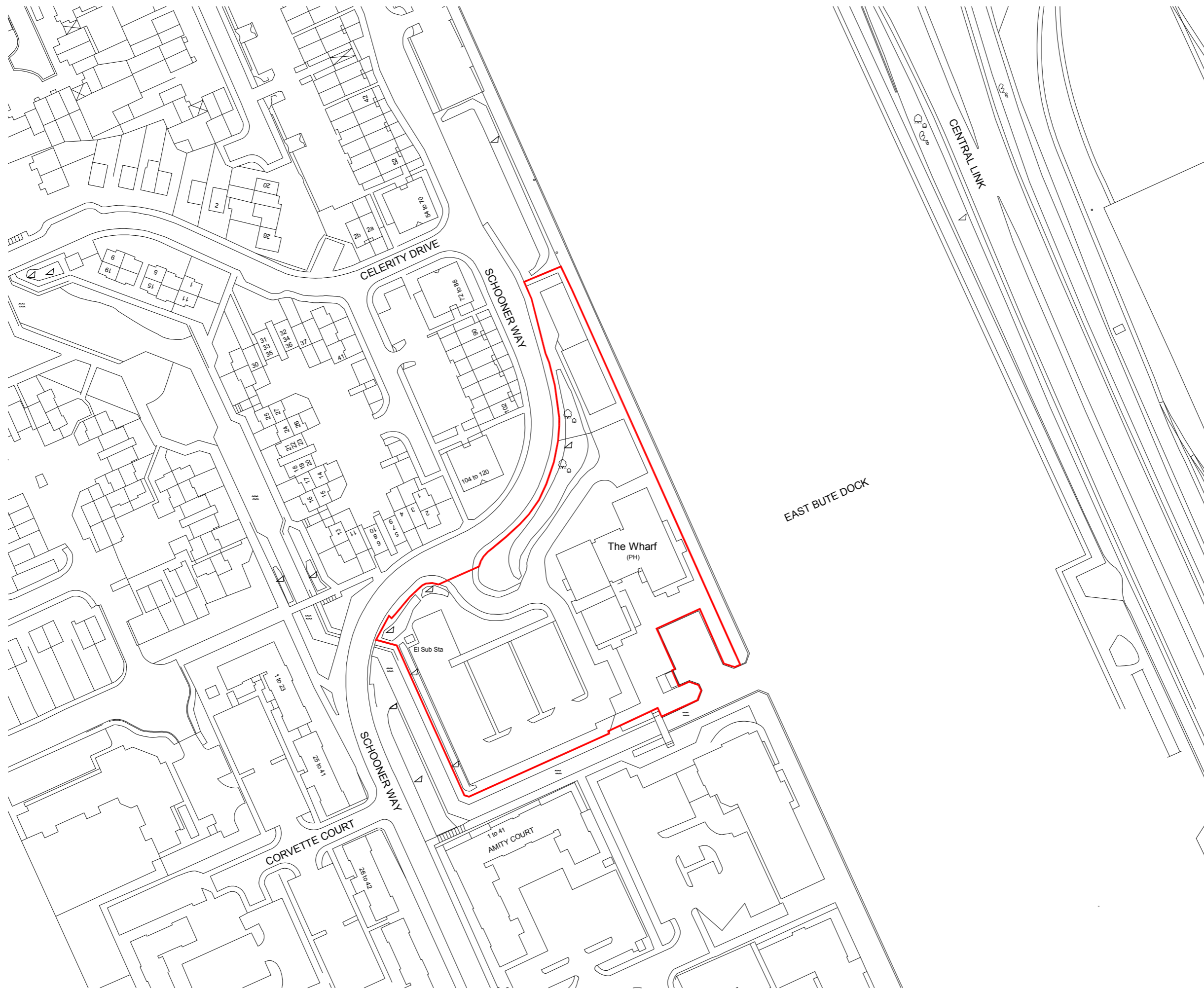
Section 106

- 8.26 Section 106 obligations are required to meet planning policy and guidance, and national planning obligations tests, and are also subject to viability. Notwithstanding the viability exercise carried out by the applicant and verified by the District Valuer the view of the LPA is that a significant market housing scheme on an attractive site close to the city centre that does not deliver any affordable housing is not policy compliant, and cannot therefore be recommended for approval.
- 8.27 In light of this the developer has offered the Courtenay Road site for a 100% affordable housing scheme. This site is in the applicant's ownership and benefits from a resolution to grant planning permission for 30 dwellings (14/2886/MJR), subject to a section 106 for 6 affordable units on site (or financial contribution in lieu), and public open space and community facilities contributions.
- 8.28 The principle of a land transfer to an RSL for the provision of a 100% affordable housing scheme (up to 30 units) in lieu of on-site provision of 20% affordable housing is acceptable in principle and it is recommended that planning permission be made subject to a 106 legal agreement to secure off-site affordable housing.
- 8.29 Given the above, and the conclusion of the independently assessed viability appraisal that the scheme is not viable, the contributions requested by service areas towards public open space, community facilities and education are waived.
- 8.30 In the interests of the safe operation of the Schooner Way access and associated traffic management on Schooner Way, it is recommended that planning

permission be made subject to a financial contribution of up to £15,000 for necessary transport-related improvements.

9. **CONCLUSION**

- 9.1 The scale, design and appearance are acceptable. The proposals retain retail uses, create new public realm, and enhance the dockside and the character and appearance of the Bute East Dock and Schooner Way. The proposed residential use and access and parking provision are policy compliant. Residential amenity of occupiers and neighbours is acceptable.
- 9.2 The granting of planning permission is recommended subject to conditions being imposed, and a Section 106 legal agreement to secure the following:
- The transfer of the Courtenay Road, Splott site to an approved RSL for the delivery of a 100% affordable housing scheme of 30 dwellings, prior to implementation of the Wharf scheme. Details to be agreed as part of the 106 negotiations
 - A financial contribution of not more than £15,000 towards transportation-related improvements to ensure the safe operation of the Schooner way access, amount to be confirmed by late representation.
 - Public realm improvements to the dockside walkway adjacent to the site, including resurfacing and lighting, as indicated on Plan 1 'Proposed Extent of Public Realm Works' of the Strategic Planning (Regeneration) consultation response dated 25.5.16

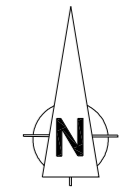


THIS DRAWING IS COPYRIGHT
 ALL DIMENSIONS TO BE CHECKED ON SITE
 ANY DISCREPANCIES TO BE REPORTED TO THE ARCHITECT
 DO NOT SCALE THIS DRAWING

REVISIONS		
No	By	Description

Application Site

Area
 2.16 Acres
 0.87 Ha



Scale: 1:1250 @ A3
 1:625 @ A1

morgan hayman

Chartered Architects Surveyors Urban Designers
 16 Columbus Walk, Atlantic Wharf, Cardiff, CF10 4BY
 Tel: (029) 2044 7520 Fax: (029) 2045 1813

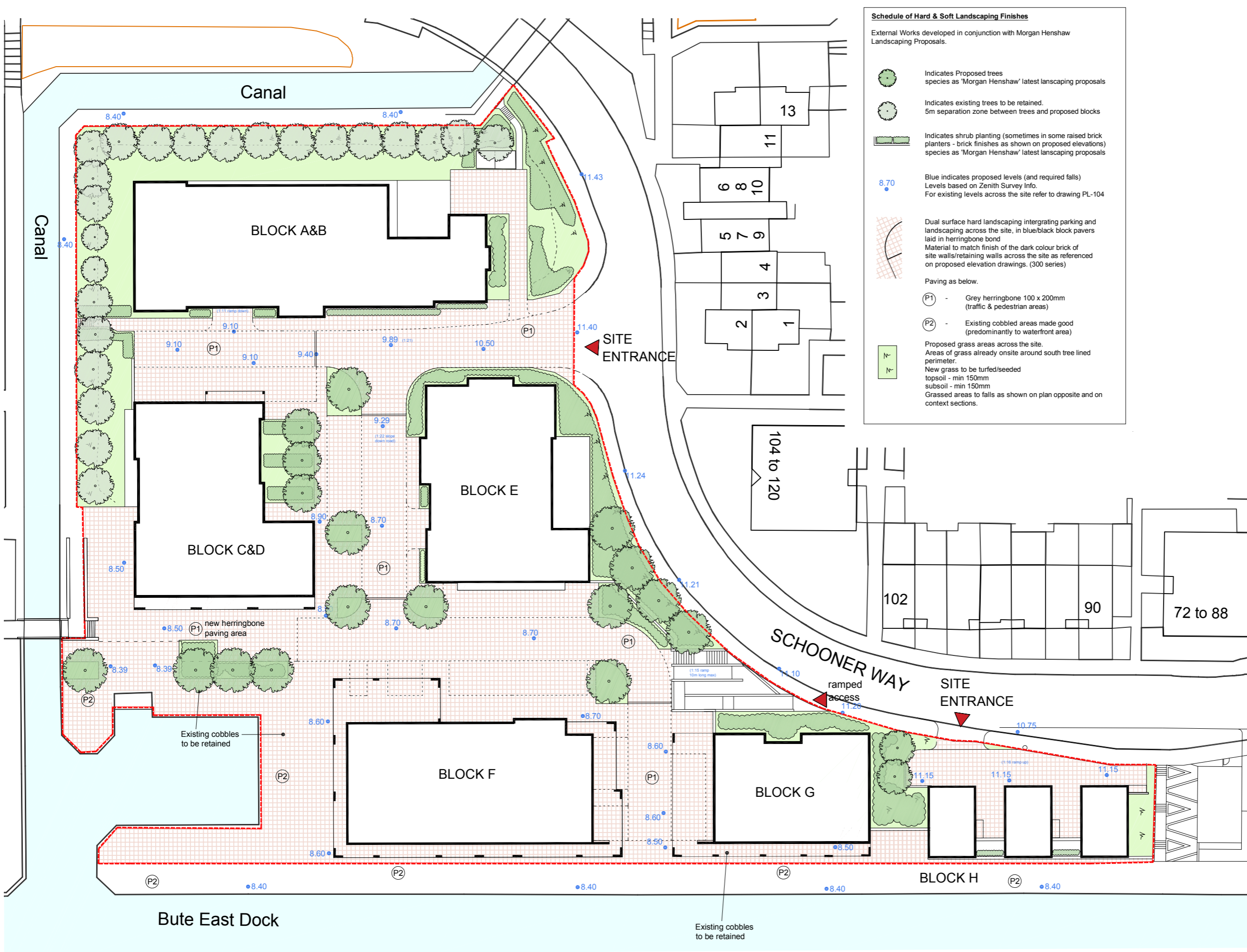
Project
 The Wharf, Schooner Way, Cardiff

Client
 JR Smart Ltd

Drawing Title
 Existing Site Location Plan

Site Location Plan

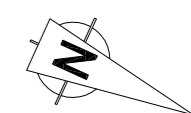
Drawn	Checked	Scale	Original	Date
DG	ARM	1:1250	A3	Mar 2016
Job Number	Drawing Number	Revision	Status	
3046	PL	101	Planning	



Schedule of Hard & Soft Landscaping Finishes

External Works developed in conjunction with Morgan Henshaw Landscaping Proposals.

- Indicates Proposed trees species as 'Morgan Henshaw' latest landscaping proposals
- Indicates existing trees to be retained. 5m separation zone between trees and proposed blocks
- Indicates shrub planting (sometimes in some raised brick planters - brick finishes as shown on proposed elevations) species as 'Morgan Henshaw' latest landscaping proposals
- Blue indicates proposed levels (and required falls) Levels based on Zenith Survey Info. For existing levels across the site refer to drawing PL-104
- Dual surface hard landscaping intergrating parking and landscaping across the site, in blue/black block pavers laid in herringbone bond. Material to match finish of the dark colour brick of site walls/retaining walls across the site as referenced on proposed elevation drawings. (300 series)
- Paving as below.
 - (P1) - Grey herringbone 100 x 200mm (traffic & pedestrian areas)
 - (P2) - Existing cobbled areas made good (predominantly to waterfront area)
- Proposed grass areas across the site. Areas of grass already onsite around south tree lined perimeter. New grass to be turfed/seeded topsoil - min 150mm subsoil - min 150mm. Grassed areas to falls as shown on plan opposite and on context sections.



Scale: 1:500 @ A3
 1:250 @ A1

morgan hayman

Chartered Architects Surveyors Urban Designers
 16 Columbus Walk, Atlantic Wharf, Cardiff, CF10 4BY
 Tel: (029) 2044 7520 Fax: (029) 2045 1813

Project: The Wharf, Schooner Way, Cardiff

Client: JR Smart Ltd

Drawing Title: Proposed Site Plan

Drawn	Checked	Scale	Original	Date
DG	ARM	1:500	A3	Mar 2016
Job Number	Drawing Number	Revision	Status	
3046	PL	131	A	Planning

Proposed Site Plan

8.0 Perspective View



LOCAL MEMBERS, AM, MP CONCERN / OBJECTION & PETITION

COMMITTEE DATE: 09/11/2016

APPLICATION No. **16/01592/MJR** APPLICATION DATE: 01/07/2016ED: **PONTRENNAU/ST MELLONS**

APP: TYPE: Full Planning Permission

APPLICANT: Wates

LOCATION: SITE OF FORMER FLATS 11-20 TY-TO-MAEN CLOSE,
OLD ST MELLONS, CARDIFF, CF3 5EYPROPOSAL: DEVELOPMENT OF 8 DWELLINGS AT TY TO MAEN
CLOSE, (6NO. OPEN MARKET SALE AND 2NO.
AFFORDABLE DWELLINGS), ASSOCIATED
LANDSCAPING, ACCESS AND HIGHWAYS WORKS

RECOMMENDATION 1: That, subject to relevant parties entering into a binding legal agreement with the Council under the provisions of **SECTION 106** of the Town and Country Planning Act 1990, within 6 months of the date of this Resolution unless otherwise agreed by the Council in writing, in respect of matters detailed in paragraph 9.2 of this report, planning permission be **GRANTED** subject to the following conditions:

1. C01 Statutory Time Limit
2. The development shall be carried out in broad accordance with the following approved plans and documents:
 - (i) Site Location Plan 3521_PA_001;
 - (ii) Site Layout Plan 3521_PA_003 Revision D;
 - (iii) House Type B General Arrangement Plans & Elevations 3521_PA_100;
 - (iv) House Type C General Arrangement Plans & Elevations 3521_PA_101;
 - (v) Street Elevation 3521_PA_200;
 - (vi) Shared Surface Details 3521-PA-300;
 - (vii) Boundary Details 3521_PA_301;
 - (viii) Schedule of Accommodation 3521-PA-400;
 - (ix) Street Scene 3521-PA-402;
 - (x) Arboricultural Impact Assessment TDA.2113.05 Revision A;
 - (xi) Planting Plan 16-29-PL-201 Revision B;
 - (xii) External Works Layout Revision P3
 - (xiii) Site Cross Sections Revision P2;
 - (xiv) Existing Site Levels Revision P1;
 - (xv) Drainage Layout Revision P3;
 - (xvi) Noise Assessment Report (Wardell Armstrong, June 2016);
 - (xvii) Dormice Survey (Just Mammals Consultancy, December 2014);

- (xviii) Extended Phase 1 Habitat Survey (Just Mammals, October 2013);
- (xix) Transport Statement (Cambria, May 2016);
- (xx) Flood Consequences Assessment and Drainage Strategy (Cambria, June 2016);
- (xxi) Arboricultural Method Statement (TDA, updated September 2016);
- (xxii) Soil Resource Survey and Soil Resource Plan (Tim O'Hare Associates, 27th June 2016).

Reason: The plans and documents form part of the application.

3. Prior to the commencement of development a Construction Management Plan (CMP) shall be submitted to and approved in writing by the Local Planning Authority. The CMP shall include details of construction traffic routes, times of deliveries, loading/unloading and storage of plant and materials, construction compounds, any temporary facilities for construction/sales staff, site hoardings (including the erection, maintenance and security), site access, wheel washing facilities, measures to control the emission of dust and dirt during construction and details of parking for contractors vehicles, site operatives and visitors. The approved CMP shall be adhered to throughout the construction period.

Reason: In the interests of highway safety and public amenity.

4. Prior to the commencement of development of a Site Waste Management Plan (SWMP) shall be submitted to and approved in writing by the Local Planning Authority. The SWMP shall include measures to reduce environmental impacts of construction waste. Development shall be carried out in accordance with the approved SWMP unless any modification to the approved SWMP is approved in writing by the Local Planning Authority.

Reason: To reduce environmental impacts of construction waste.

5. Prior to commencement of development a scheme shall be submitted to and approved in writing by the Local Planning Authority to provide that all habitable rooms exposed to external road traffic noise in excess of 63 dBA Leq 16 hour [free field] during the day [07.00 to 23.00 hours] or 57 dBA Leq 8 hour [free field] at night [23.00 to 07.00 hours] shall be subject to sound insulation measures to ensure that all such rooms achieve an internal noise level of 40 dBA Leq 16 hour during the day and 35 dBA Leq 8 hour at night. The submitted scheme shall ensure that habitable rooms subject to sound insulation measures shall be provided with acoustically treated active ventilation units. Each ventilation unit (with air filter in position), by itself or with an integral air supply duct and cowl (or grille), shall be capable of giving variable ventilation rates ranging from –
 - 1) an upper rate of not less than 37 litres per second against a back pressure of 10 newtons per square metre and not less than 31 litres per second against a back pressure of 30 newtons per square metre, to
 - 2) a lower rate of between 10 and 17 litres per second against zero

back pressure.

No habitable room shall be occupied until the approved sound insulation and ventilation measures have been installed in that room. Any private open space (excepting terraces or balconies to any apartment) shall be designed to provide an area which is at least 50% of the area for sitting out where the maximum day time noise level does not exceed 55 dBA Leq 16 hour [free field].

Reason: To ensure that the amenities of future occupiers are protected.

6. Prior to the commencement of the development a detailed remediation scheme and verification plan to bring the site to a condition suitable for the intended use by removing any unacceptable risks to human health, controlled waters, buildings, other property and the natural and historical environment shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include all works to be undertaken, proposed remediation objectives and remediation criteria, a timetable of works and site management procedures. The scheme shall ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation. All work and submissions carried out for the purposes of this condition shall be conducted in accordance with DEFRA and the Environment Agency's 'Model procedures for the Management of Land Contamination, CLR 11' (September 2004) and the WLGA / WAG / EA guidance document 'Land Contamination: A guide for Developers' (July 2006), unless the Local Planning Authority agrees to any variation.

Reason: To ensure that any unacceptable risks from land contamination to the future users of the land, neighbouring land, controlled waters, property and ecological systems are minimised, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy EN13 of the Cardiff Local Development Plan.

7. The remediation scheme approved by condition 6 shall be fully undertaken in accordance with its terms prior to the occupation of any part of the development. The Local Planning Authority shall be given two weeks written notification of commencement of the remediation scheme works. Within 6 months of the completion of the measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out shall be submitted to and approved in writing by the Local Planning Authority. All work and submissions carried out for the purposes of this condition shall be conducted in accordance with DEFRA and the Environment Agency's "Model procedures for the Management of Land Contamination, CLR 11" (September 2004) and the WLGA / WAG / EA guidance document 'Land Contamination: A guide for Developers' (July 2006), unless the Local Planning Authority agrees to any variation.

Reason: To ensure that any unacceptable risks from land contamination to the future users of the land, neighbouring land, controlled waters, property and ecological systems are minimised, and to ensure that the

development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy EN13 of the Cardiff Local Development Plan.

8. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing within 2 days to the Local Planning Authority, all associated works must stop, and no further development shall take place unless otherwise agreed in writing until a scheme to deal with the contamination found has been approved. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme and verification plan must be prepared and submitted to and approved in writing by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be submitted to and approved in writing by the Local Planning Authority. The timescale for the above actions shall be agreed with the Local Planning Authority within 2 weeks of the discovery of any unsuspected contamination.
Reason: To ensure that any unacceptable risks from land contamination to the future users of the land, neighbouring land, controlled waters, property and ecological systems are minimised, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy EN13 of the Cardiff Local Development Plan.
9. Any topsoil [natural or manufactured], or subsoil, to be imported shall be assessed for chemical or other potential contaminants in accordance with a scheme of investigation which shall be submitted to and approved in writing by the Local Planning Authority in advance of its importation. Only material approved by the Local Planning Authority shall be imported. All measures specified in the approved scheme shall be undertaken in accordance with the relevant Code of Practice and Guidance Notes. Subject to approval of the above, sampling of the material received at the development site to verify that the imported soil is free from contamination shall be undertaken in accordance with a scheme and timescale to be agreed in writing by the Local Planning Authority.
Reason: To ensure that the safety of future occupiers is not prejudiced in accordance with policy EN13 of the Cardiff Local Development Plan.
10. Any aggregate (other than virgin quarry stone) or recycled aggregate material to be imported shall be assessed for chemical or other potential contaminants in accordance with a scheme of investigation which shall be submitted to and approved in writing by the Local Planning Authority in advance of its importation. Only material approved by the Local Planning Authority shall be imported. All measures specified in the approved scheme shall be undertaken in accordance with the relevant Code of Practice and Guidance Notes. Subject to approval of the above, sampling of the material received at the development site shall verify that the imported material is free from contamination shall be undertaken

in accordance with a scheme and timescale to be agreed in writing by the Local Planning Authority.

Reason: To ensure that the safety of future occupiers is not prejudiced in accordance with policy EN13 of the Cardiff Local Development Plan.

11. Any site won material including soils, aggregates, recycled materials shall be assessed for chemical or other potential contaminants in accordance with a sampling scheme which shall be submitted to and approved in writing by the Local Planning Authority in advance of the reuse of site won materials. Only material which meets site specific target values approved by the Local Planning Authority shall be reused.
Reason: To ensure that the safety of future occupiers is not prejudiced in accordance with policy EN13 of the Cardiff Local Development Plan.

12. Prior to the commencement of the approved development a Dormice Management Strategy (DMS) shall be submitted to and approved in writing by the Local Planning Authority. The DMS shall be based upon the mitigation measures set out in Chapter of the Dormice Survey dated December 2014 and shall include:

- (i) The timing and phasing of implementation of ecological mitigation;
- (ii) Information setting out the habitats to be lost, and those to be enhanced/created in mitigation, including appropriately scaled and annotated drawings;
- (iii) A method statement detailing how protected species will be conserved during the site clearance works, including timing and duration of the works and action to be taken in the event a protected species is found;
- (iv) The location, form and extent of, any 'buffers' to retained and/or newly planted/translocated material, including measures to safeguard habitats from the proposed development;
- (v) A monitoring and management strategy to assess the development of, and ongoing suitability of, the habitats provided to support dormice with such monitoring taking place for 10 years following the completion of development
- (vi) Identify remediation/intervention/management review measures in the event that post-construction monitoring indicates that avoidance, mitigation and compensation measures are not succeeding in protecting the Favourable Conservation Status of Dormice.

The approved DMS shall be implemented and carried out strictly in accordance with the approved programme for implementation of the works unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure for the protection of Dormice, a European Protected Species.

13. Prior to their installation a lighting scheme for the construction and operational phases of the development shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall

have regard to Dormice on the site and shall provide for the safety and security of future occupiers post construction. The lighting shall be installed in accordance with the approved details prior to the occupation of any dwelling.

Reason: To ensure adequate security and safety of residents.

14. Prior to the construction of any dwelling a range of measures to encourage biodiversity shall be submitted to and approved in writing by the Local Planning Authority. Such measures may include, but not be limited to, bat bricks, bat tiles/ridge tiles, bat soffit boxes, bat roosting boxes, bug boxes, wildflower meadows, bird nesting boxes and/or bricks, and living roofs or walls. The measures shall be implemented in accordance with the approved details prior to beneficial occupation.

Reason: To maintain and enhance biodiversity.

15. No clearance of trees, bushes or shrubs shall take place between 1st February and 15th August unless otherwise approved in writing by the Local Planning Authority. This approval shall be given if it can be demonstrated to the Local Planning Authority's satisfaction that there are no birds nesting in the vegetation immediately (48 hrs) before works commence.

Reason: To avoid disturbance to nesting birds which are protected under the Wildlife and Countryside Act 1981: Part 1, 1(1)(b), it is an offence to intentionally take, damage or destroy the nest of any wild bird while that nest is in use or being built.

16. No development shall take place until a scheme for the disposal of foul and surface water has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be constructed in accordance with the approved details prior to the use of the development and retained in perpetuity.

Reason: To ensure an orderly form of development.

17. No development shall take place until details of the junction between the proposed access road and Ty To Maen Close have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to the development being put into beneficial use.

Reason: To ensure that the use of the proposed development does not interfere with the safety and free flow of traffic passing along the highway abutting the site.

18. No development shall take place until detailed plans showing the position and form of construction of all roads and footpaths within the site and the method of disposal of all surface water drainage therefrom have been submitted to and approved in writing by the Local Planning Authority. The development shall not be brought into beneficial use until the roads, paths and all surface water drainage works have been constructed and completed (except for the final surfacing) in accordance with the approved plans and details.

Reason: To ensure an orderly form of development and to make provision for the satisfactory access to the development by future occupants.

19. The car parking spaces for each dwelling as shown on drawing no. 3521_PA_003 Revision D shall be provided prior to the occupation of that dwelling and thereafter shall be maintained and shall not be used for any purpose other than the parking of vehicles.

Reason: To ensure that the use of the proposed development does not interfere with the safety and free flow of traffic passing along the highway.

20. Prior to the commencement of development engineering details of a scheme of improvement works to that part of Ty To Maen Close fronting the site and to that part of the existing footpath adjacent to the new road shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include improvements to surfacing, kerbing, street lighting and drainage. The development shall be carried out in accordance with the approved details prior to the beneficial occupation of any dwelling.

Reason: To ensure an orderly form of development and provide a satisfactory means of access to the new dwellings.

21. The development hereby approved shall be carried out in accordance with the Arboricultural Method Statement dated September 2016 and the accompanying Tree Protection Plan.

Reason: To protect trees of amenity value, monitor compliance and to make good losses.

22. The development hereby approved shall be carried out in accordance with the Soil Resource Survey and Soil Resource Plan hereby approved and shall include the monitoring of soil stripping and storage, subsoil preparation, topsoil preparation and placement, tree pit construction, and topsoil amelioration by a qualified soil scientist. Auditable site monitoring reports shall be submitted to and approved in writing by the Local Planning Authority on completion of each stage.

Reason: To ensure that soil resources are re-used sustainably and to maximise their functionality in supporting the approved soft landscaping.

23. No equipment, plant or materials shall be brought onto the site for the purpose of development until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. These details shall include proposed finished levels, earthworks, hard surfacing materials, proposed and existing services above and below ground level, planting plans (including schedules of plant species, sizes, numbers or densities, and in the case of trees, pit sections, topsoil and subsoil specification, planting, staking, mulching, protection, soil protection and after care methods) and an implementation programme. The details shall be consistent with other plans submitted in support of the application and the landscaping shall

be carried out in accordance with the approved design and implementation programme.

Reason: To enable the Local Planning Authority, to determine that the proposals will maintain and improve the amenity of the area, and to monitor compliance.

24. Any trees, plants, or hedgerows in non-adopted public areas which within a period of five years from the completion of the development die, are removed, become seriously damaged or diseased, or become (in the opinion of the Local Planning Authority) otherwise defective, shall be replaced in the current planting season or the first two months of the next planting season, whichever is the sooner, unless the Local Planning Authority gives written consent to any variation.

Reason: To maintain and improve the amenity of the area.

25. Prior to their installation, samples of the external finishing materials to the dwellings and boundary walls shall be submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the finished appearance of the development is in keeping with the area.

26. The means of site enclosure hereby approved shall be constructed in accordance with the approved details prior to the development being put into beneficial use.

Reason: to ensure that the amenities of the area are protected.

27. The refuse storage facilities as shown on drawing no. 3521_PA_003 Revision D shall be provided prior to the occupation of that dwelling and shall be thereafter retained.

Reason: To secure an orderly form of development and to protect the amenities of the area.

28. The details submitted in pursuance of condition 12 shall include a plan showing extended dormice habitat to the northeast of Plot 8 and the maintenance responsibilities for all retained dormice habitat on the site.

Reason: To ensure for the protection of Dormice, a European Protected Species.

RECOMMENDATION 2 : To protect the amenities of occupiers of other premises in the vicinity attention is drawn to the provisions of Section 60 of the Control of Pollution Act 1974 in relation to the control of noise from demolition and construction activities. Further to this the applicant is advised that no noise audible outside the site boundary adjacent to the curtilage of residential property shall be created by construction activities in respect of the implementation of this consent outside the hours of 0800-1800 hours Mondays to Fridays and 0800 - 1300 hours on Saturdays or at any time on Sunday or public holidays. The applicant is also advised to seek approval for any proposed piling operations.

RECOMMENDATION 3 : The contamination assessments and the affects of unstable land are considered on the basis of the best information available to the Planning Authority and are not necessarily exhaustive. The Authority takes due diligence when assessing these impacts, however you are minded that the responsibility for

- (i) determining the extent and effects of such constraints and;
- (ii) ensuring that any imported materials (including, topsoils, subsoils, aggregates and recycled or manufactured aggregates / soils) are chemically suitable for the proposed end use. Under no circumstances should controlled waste be imported. It is an offence under section 33 of the environmental Protection Act 1990 to deposit controlled waste on a site which does not benefit from an appropriate waste management license. The following must not be imported to a development site:
 - Unprocessed / unsorted demolition wastes.
 - Any materials originating from a site confirmed as being contaminated or potentially contaminated by chemical or radioactive substances.
 - Japanese Knotweed stems, leaves and rhizome infested soils. In addition to section 33 above, it is also an offence under the Wildlife and Countryside Act 1981 to spread this invasive weed; and
- (iii) the safe development and secure occupancy of the site rests with the developer.

Proposals for areas of possible land instability should take due account of the physical and chemical constraints and may include action on land reclamation or other remedial action to enable beneficial use of unstable land.

The Local Planning Authority has determined the application on the basis of the information available to it, but this does not mean that the land can be considered free from contamination.

RECOMMENDATION 4 : That the applicant/developer be advised of the presence of a public sewer owned by Dwr Cymru Welsh Water both within and adjacent to the site, and the related advice set out in their letter of 25 July 2016, forwarded to the Agents acting on behalf of the Applicant.

RECOMMENDATION 5 : That the applicant/developer notes the advice of the South Wales Fire and Rescue Service as set out in their letter of 15 July 2016, forwarded to the Agents acting on behalf of the Applicant.

RECOMMENDATION 6 : That the applicant/developer be advised to seek an EPS licence from Natural Resources Wales under Regulation 53(2)e of The Conservation of Habitats and Species Regulations 2010 before any works on site commence that may impact upon an EPS. Please note, the granting of planning permission does not negate the need to obtain a licence.

RECOMMENDATION 7: That the applicant/developer be advised of the need to secure the consent of the Operational Manager, Infrastructure & Operations, prior to undertaking any works within the adopted public highway.

RECOMMENDATION 8: That the applicant/developer be advised of the need to secure the formal extinguishment of the existing adopted highway under Section 247 of the Town & Country Planning Act 1990.

RECOMMENDATION 9: That the developer be advised of the need to purchase bin provision required for each unit. The bins have to meet the Council's specifications and can be purchased directly by contacting the Council's Waste Management Service.

1. **DESCRIPTION OF PROPOSED DEVELOPMENT**

- 1.1 Planning permission is sought for the development of 8 no. dwellings at Ty To Maen Close, Old St. Mellons, comprising 6 no. open market dwellings and 2 no. affordable dwellings together with associated landscaping, access and highways works.
- 1.2 The application is one of several sites within Phase 1 of the Council's Housing Partnership Programme (HPP) with Wates Living Space Homes. The aim of the HPP is to build around 1500 sustainable, high quality homes across 40 Council owned sites within Cardiff. Overall, the programme will deliver 40% affordable homes across the portfolio of sites with the remaining dwellings being open market sale.
- 1.3 The two-storey dwellings would be arranged in a terrace of 6 no. 3 bedroom private market dwellings and a pair of semi-detached 2 bedroom affordable dwellings at the northern end of the site. A separation distance of at least 17.5 metres would be achieved with existing dwellings to the east. Rear garden lengths of at least 6 metres would be achieved which, in combination with a hedgerow buffer, would create a minimum of 8.5 metres to the boundaries of properties on White Oaks Drive.
- 1.4 The proposed development introduces a new road access to the east with a landscape buffer to the east site boundary. The road has been designed as a 'home zone' concept to comply with Manual for Streets principles. Therefore the road is intended to function as a shared space with design features included to ensure the dominance of vehicles is reduced. Such features include road narrowings, planting beds, meandering routes and changes in surface colour and material.
- 1.5 Each dwelling would benefit from a dedicated parking space. 6 no. visitor spaces would be provided at the end of Ty To Maen Close.
- 1.6 Two no. category 'A' trees at the southern end of the site would be removed to facilitate development. 5 no. new trees are proposed. Partial removal of the hedgerow to the west elevation would be necessary to facilitate development, although the majority of hedgerows to the west and north boundaries would be

retained to ensure a wildlife corridor continues.

- 1.7 The finished floor levels of the dwellings range between 37.8 and 38.75 AOD, marginally higher than the existing site levels which range between 37.4 and 38.6 AOD.

2. **DESCRIPTION OF SITE**

- 2.1 The site, which comprises 0.21 hectares, was formerly occupied by a two-storey block of flats which have been demolished. The site is relatively flat and level and grassed. A number of trees are located to the north, south, and west boundaries, two of which near the site's southern boundary are 'A' Category trees.
- 2.2 The site is bounded to the north by the A48(M), which is approximately 15 metres from the northern boundary and set below the site ground level. The site is bounded to the east, south and west by two-storey residential development.

3. **SITE HISTORY**

- 3.1 12/02003/DCO: Prior approval granted in January 2013 for the demolition of 11-22 Ty To Maen Close.

4. **POLICY FRAMEWORK**

- 4.1 Planning Policy Wales, Edition 8 (January 2016).

4.2.2 The planning system provides for a presumption in favour of sustainable development to ensure that social, economic and environmental issues are balanced and integrated, at the same time, by the decision-taker when...taking decisions on individual planning applications.

4.2.4 Legislation secures a presumption in favour of development in accordance with the development plan for the area unless material considerations indicate otherwise.

4.3.1 All those involved in the planning system are expected to adhere to (inter alia):

- *putting people, and their quality of life now and in the future, at the centre of decision-making;*
- *taking a long term perspective to safeguard the interests of future generations, whilst at the same time meeting needs of people today;*
- *respect for environmental limits, so that resources are not irrecoverably depleted or the environment irreversibly damaged. This means, for example, mitigating climate change, protecting and enhancing biodiversity, minimising harmful emissions, and promoting sustainable use of natural resources;*
- *tackling climate change by reducing the greenhouse gas emissions that cause climate change and ensuring that places are resilient to the*

- consequences of climate change; and*
- taking account of the full range of costs and benefits over the lifetime of a development, including those which cannot be easily valued in money terms when making plans and decisions and taking account of timing, risks and uncertainties. This also includes recognition of the climate a development is likely to experience over its intended lifetime.*

4.4.1 The following sustainability objectives for the planning system reflect our vision for sustainable development and the outcomes we seek to deliver across Wales. These objectives should be taken into account...in taking decisions on individual planning applications in Wales. These reflect the sustainable development outcomes that we see the planning system facilitating across Wales.

4.4.3 Planning policies, decisions, and proposals should (inter alia):

- Contribute to the protection and improvement of the environment so as to improve the quality of life and protect local and global ecosystems*
 - Ensure that all communities have sufficient good quality housing – including affordable housing – in safe neighbourhoods*
 - Promote access to employment, shopping, education, health, community facilities and green space*
 - Foster improvements to transport facilities*
 - Foster social inclusion.*
 - Promote resource-efficient and climate change resilient settlement patterns that minimise land-take and urban sprawl, especially through preference for the re-use of suitable previously developed land and buildings, wherever possible avoiding development on greenfield sites;*
 - Locate developments so as to minimise the demand for travel, especially by private car;*
 - Support the need to tackle the causes of climate change by moving towards a low carbon economy.*
 - Play an appropriate role to facilitate sustainable building standards (including zero carbon) that seek to minimise the sustainability and environmental impacts of buildings.*
 - Contribute to the protection and improvement of the environment, so as to improve the quality of life, and protect local and global ecosystems.*
 - Ensure that all local communities – both urban and rural – have sufficient good quality housing for their needs, including affordable housing for local needs and for special needs where appropriate, in safe neighbourhoods.*
 - Promote access to employment, shopping, education, health, community, leisure and sports facilities and open and green space, maximising opportunities for community development and social welfare.*
 - Foster improvements to transport facilities and services which maintain or improve accessibility to services and facilities, secure employment, economic and environmental objectives, and improve safety and amenity.*
 - Foster social inclusion by ensuring that full advantage is taken of the opportunities to secure a more accessible environment for everyone that the*

development of land and buildings provides. This includes helping to ensure that development is accessible by means other than the private car.

4.2 Technical Advice Notes (TANs):

2	Planning and Affordable Housing
5	Nature Conservation and Planning
11	Noise
12	Design
18	Transport
21	Waste

4.3 Local Development Plan (January 2016):

KP5	Good Quality and Sustainable Design
KP6	New Infrastructure
KP7	Planning Obligations
KP8	Sustainable Transport
KP12	Waste
KP13	Responding to Evidenced Social Needs
KP14	Healthy Living
KP15	Climate Change
KP16	Green Infrastructure
KP18	Natural Resources
H3	Affordable Housing
EN6	Ecological Networks and Features of Importance for Biodiversity
EN7	Priority Habitats and Species
EN8	Trees, Woodlands and Hedgerows
EN10	Water Sensitive Design
EN13	Air, Noise, Light Pollution and Land Contamination
T1	Walking and Cycling
T5	Managing Transport Impacts
T6	Impact on Transport Networks and Services
C3	Community Safety/Creating Safe Environments
C6	Health
W2	Provision for Waste Management Facilities in Development

4.4 The following guidance documents were supplementary to the City of Cardiff Local Plan (1996), now superseded by the Local Development Plan (LDP). They remain a material consideration insofar as they are consistent with LDP policy:

Affordable Housing (2007) (as amended by the Interim Planning Policy Affordable Housing Delivery Statement (October 2010))
Biodiversity (2011)
Access, Circulation and Parking Standards (January 2010)
Trees and Development (March 2007)
Residential Design Guide (March 2008)
Infill Sites (April 2011)

4.5 Supplementary Planning Guidance: *Waste Collection and Storage Facilities* (October 2016)

5. **INTERNAL CONSULTEES RESPONSES**

- 5.1 The **Operational Manager, Transportation**, is satisfied with the amended plans showing the introduction of a turning head at the end of the new road to accommodate a 3.5 tonne delivery vehicle. This issue was raised in the Safety Audit from The Safety Forum which was submitted in support of the application.
- 5.2 He notes the concerns regarding the displacement of part of the existing parking area (approximately 4 no. spaces) which residents consider will result in increased pressure in the vicinity of the site, however he notes that existing dwellings in the vicinity all have off-street parking and the new development will provide for the future occupiers therefore he does not share their concerns. However he does note that the Safety Audit accompanying the application does raise a concern that on-street parking on Ty To Maen Close may make it difficult for the new access road to function adequately as a replacement for the existing turning head. While tracking diagrams have been submitted showing that large vehicles would be able to utilise the new access road to manoeuvre, it may therefore be necessary to introduce parking restrictions at this location in order to address this concern and ensure that the new access road will function adequately in this respect. This would be dealt with during the technical approval process with respect to the adoption of the new road as public highway.
- 5.3 He acknowledges that the amended plans have introduced some defensible spaces within the access road in the form of widened areas of planting – which would be subject to review at the detailed design stage with a view to ensuring pedestrian safety on the new shared surface road.
- 5.4 He recommends relevant conditions and advisory notes regarding works in the adopted highway, together with the extinguishment of the existing adopted highway within the site to accommodate the development.
- 5.5 The **Chief Schools Officer** has confirmed that no contribution towards education provision will be sought on this application as the proposed development falls below the threshold of 25 dwellings, when such contributions would normally be sought.
- 5.6 The **Operational Manager, Environment (Contaminated Land)**, notes that the contamination assessment submitted in support of the application identifies risks to human health from asbestos contamination, identified within the made ground at the development site. She advises that the site will require remediation to provide a suitable for use environment for the proposed development. A remediation plan will need to be submitted for approval. In addition any subsequently approved strategy will require approved verification.
- 5.7 The soil report also submitted as part of the submission indicates that soils will need to be imported. Should there be any importation of soils to develop the

garden/landscaped areas of the development, or any site won recycled material, or materials imported as part of the construction of the development, then it must be demonstrated that they are suitable for the end use. This is to prevent the introduction or recycling of materials containing chemical or other potential contaminants which may give rise to potential risks to human health and the environment for the proposed end use.

- 5.8 She recommends relevant conditions and informative statements in accordance with best practice and to ensure that the safety of future occupiers is not prejudiced in accordance with Policy EN13 of the Local Development Plan.
- 5.9 The Council's **Tree Officer** considers that the amended plans represent an improvement in relation to plots 7 and 8, though he remains concerned that the usability of gardens/rotary washing lines etc. will be seriously affected by the retained large species trees overhanging. He supports the proposed tree planting proposals but recommends alternative species planting. He remains concerned that the drainage layout conflicts with the planting bed to the left of the site entrance. He recommends that a full, stand-alone, planting and aftercare methodology should be provided at the earliest opportunity including tree pit section, topsoil and subsoil specification and planting and 5 year aftercare methodology. The landscaping details should be informed by a Soil Resource Survey and Plan, and it must be clear that they have been drawn up with regard to all service plans, including lighting. He suggests that an imported subsoil as per the Soil report is utilised for the full extent of the 'island' soft landscape beds proposed, not just for the backfill of the planting hole. With regard to the Soil Resource Survey and Plan he would like to see an amendment to make provision for an auditable system of site monitoring of soil stripping, handling, storage, amelioration and placement, by a soil scientist. He also recommends a condition requiring that development accords with the submitted Arboricultural Method Statement and Tree Protection Plan.
- 5.10 The **Operational Manager, Waste Management**, advises that each unit will require 1 x 140 litre bin for general waste, 1 x 240 litre bin for garden waste, 1 x 25 litre kerbside caddy for food waste and green bags for mixed recycling (equivalent to 140 litres). She is satisfied with the proposed refuse storage areas and advises the applicant that, since July 2015, developers of all new residential units are required to purchase the bin provision required for each unit. The bins have to meet the Council's specifications and can be purchased directly by contacting the Waste Management's commercial team. She advises that the kitchens should be designed to allow the separation of waste into three waste streams; general, recycling and food waste, in order to encourage the correct disposal of waste and refers the agent/architect to the Waste Collection and Storage Facilities Supplementary Planning Guidance for further relevant information.
- 5.12 She confirms that the Council's waste collections team are content with the proposed plans showing no turning head at the end of the access road as refuse vehicles will not be required to reverse more than 15-20 metres. She has no further comments on the amended plans.

- 5.13 The Council's **Ecologist** advises that dormice have been detected at this site and are likely to be affected by the proposed development. Therefore Natural Resources Wales (NRW) should be consulted. In considering NRW's consultation response, the Local Planning Authority (LPA) should come to a view on whether it considers that they would be likely to grant a European Protected Species licence, taking into account the likely impact upon the Favourable Conservation Status (FCS) of dormice, and any mitigation that is proposed with the planning application.
- 5.14 He notes that some trees are to be removed as part of this application and NRW may have a view on the impact of the loss of habitat and the risk of harm to individuals, and how these impacts can be avoided, mitigated or compensated for.
- 5.15 If NRW advise that FCS test is likely to be able to be met, then assuming the other tests are met then the LPA can take the view that an EPS licence would be forthcoming. The LPA should also take NRW's advice on whether the principles of the proposed mitigation are acceptable, and if so, require a detailed mitigation method statement as a condition. NRW should be consulted on this method statement to see whether it would accord with a method statement which would allow an EPS licence to be issued.
- 5.16 He is aware that a bat survey was undertaken in respect of the building that was demolished, but he can see no details of a bat survey of the trees that are to be removed. In particular, T7 which is described as a C-category 'mature / over-mature' oak tree, may support bat roosts so this tree should be surveyed if it hasn't already.
- 5.17 Trees, bushes, and shrubs which are to be removed may support nesting birds so a condition should be attached preventing their removal between 1st February and 15th August unless it is first demonstrated that there are no birds nesting in the vegetation 48 hours before works commence.
- 5.18 He supports NRW's comments and the conditions that they propose. Where NRW write '*To avoid developments with planning permission subsequently not being granted derogations in relation to EPS, as advised in PPW, your authority should therefore ensure the three tests for derogation are satisfied when considering development proposals where an EPS is present.*', these tests are:-
- (i) That the derogation licence is for preserving public health or public safety or other imperative reasons of overriding public interest (IROPI) including those of a social or economic nature and beneficial consequences of primary importance for the environment (Reg. 53 (2)(e));
 - (ii) That there is no satisfactory alternative (Reg. 53 (9(a))); and
 - (iii) That the action authorised will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range (Reg. 53 (9)(b)).

- 5.19 If the conditions that NRW have proposed are attached to any permission that members are minded to grant, then it can be assumed that the last test will be met. Tests (i) and (ii) are the same as those in the EPS licence application consultation which the LPA will receive after consent is granted. If officers consider that there are no imperative reasons of overriding public interest as to why the development should go ahead, or if officers think that there are satisfactory alternatives which would achieve the same outcome but which would avoid the need for a licence, then it would be better to consider these before consent is granted.
- 5.20 The Council's **Drainage Division** has no objection to the application and recommends that, prior to the commencement of development, the following information is required to be submitted for their approval:
- (i) Additional detail on the design on the private attenuation feature, including confirmation of the stored volumes;
 - (ii) Information on how the DCWW and private attenuation link with each other;
 - (iii) Method statements on the maintenance of the private attenuation;
 - (iv) An MDX file of the full sw drainage model, for a simulation check.
- 5.21 The **Operational Manager, Environment (Noise & Air)**, notes that a noise assessment report for road traffic noise has been submitted as part of the application. The report indicates that parts of the development would fall into the Noise Exposure Category C and D, which would generally result in an objection on noise grounds. However, the report details mitigation measures to overcome this. There are also residential homes and flats in the surrounding area and the area used to have blocks of flats on it. As a consequence, some of these mitigation measures, as laid out in Section 6 of the report, must be conditioned as part of any planning permission, as follows:
- (i) Product information on the proposed passivent passive ventilation that is outlined in Appendix B of the report. Insufficient detail has been provided to confirm whether these 'passivents' (or the glazing) will be suitable alternative mechanical ventilation, that will be required next to a busy (noisy) main road.
 - (ii) Mechanical ventilation would be the preferred option in order to provide optimum ventilation and windows remaining closed to maximise attenuation.
 - (iii) Product information on the glazing requirement, as detailed in Appendix B.
 - (iv) Details of the density and length of the close boarded fence that is going to be erected along the northern boundary of plot 8, as detailed in 5.2.1 Noise attenuation scheme in the report. Also, confirmation that there will be no openings under the fence.
- 5.22 Specific details of the proposed alternative method to provide background ventilation with non-openable windows, will be required, and must also be conditioned. No habitable room shall be occupied until the approved sound insulation and ventilation measures have been installed in that room.

- 5.23 The **Council's Access Officer** has been consulted and any comments received will be reported to Committee.
- 5.24 The **Operational Manager, Parks & Sport** concurs with the comments of the Tree Officer. He shares the concerns that the retained trees in plots 7 and 8 will become over-dominant in the gardens, leading to a need for frequent unsuitable pruning. Therefore any realignment of the properties that could reduce this problem would be welcome. He also agrees with the comments regarding:
- (i) below ground rooting area for some of the new trees;
 - (ii) the need to put in place clear monitoring of soil stripping, handling and other works by a soil scientist
 - (iii) the need for a finalised Arboricultural Method Statement and Tree Protection Plan.
- 5.25 In respect of long term management he advises that it is important to establish:
- (i) Clear division between private and public realm, with a conveyancing plan produced;
 - (ii) Responsibility for management of trees and other landscape in public areas, including:
 - around car parking at front of site, including hedge
 - hedge along edge of road/existing footpath
 - planting beds and grass in front of 2 and 3, 6 and 7
 - grass area on RHS at south edge of site
 - woodland understorey and dormice habitat at north edge of site
 - (iii) Responsibility for management of trees and other landscape adjacent to the highway, which could potentially form part of a highway adoption scheme
 - (iv) Responsibility for management of dormouse habitat vegetation in back gardens (if privately owned how will vegetation be protected from clearance)
- 5.26 The Council's Local Development Plan requires provision of a satisfactory level and standard of open space on all new housing/student developments, or an off-site contribution towards existing open space for smaller scale developments where new on-site provision is not applicable. Due to the change in the new LDP (contributions due from sites of over 8 properties) compared to the previous Open Space SPG (contributions due from sites of 8 properties or more), an off-site POS contribution will not be sought on this scheme.
- 5.27 The **Housing Development (Enabling) Team** advises that the scheme forms part of the Council's Housing Partnership Programme (HPP) which is a partnership between the Housing Development Team and Wates Living Homes. The aim of the HPP is to build around 1,500 mixed tenure, energy efficient, sustainable and high quality homes across circa 40 Council owned sites within Cardiff. Overall, the programme will provide 40% affordable homes across the portfolio of sites with the remaining dwellings being placed on open

market sale by Wates Living Homes. The application includes 2 affordable 2 bed homes (25%), to be owned by Cardiff Council for social rented accommodation, although a proportion may be sold to first time buyers as low cost shared equity housing. The latter may be offered for sale at a percentage of the Open Market Value, with the residual equity held by the Council. The exact quantum and percentage equity share purchase price is yet to be determined. This provision exceeds the planning policy requirements of 20% on brownfield sites. They are fully supportive of this affordable housing scheme.

6. **EXTERNAL CONSULTEES RESPONSES**

- 6.1 **Dwr Cymru Welsh Water** requests that conditions and advisory notes be attached in the event that the Local Planning Authority is minded to grant permission. They recommend conditions that ensure the surface water flows only communicate with the public surface water sewer through an attenuation device that discharges at no more than 5 l/s and they recommend that no operational development occurs within 3 metres either side of the centreline of a public sewer which crosses the site.
- 6.2 **Natural Resources Wales**, in commenting on the original plans, recommends that permission should only be granted if certain conditions are attached to address significant concerns they have. The submitted dormouse survey report prepared by Just Mammals Consultancy, dated December 2014, identifies the presence of dormice within the hedgerows on site was confirmed in 2014 during the nest tube survey. Dormouse are a European protected species (EPS).
- 6.3 EPS are protected by the Conservation of Habitats and Species Regulations 2010 (as amended). Regulation 9 of these regulations requires public bodies in exercise of their functions, to have regard to and, in respect of enactments relating to nature conservation to secure compliance with the requirements of the 1992 'Habitats' Directive (92/43/EEC). Where an EPS is present, and a development proposal is likely to contravene the protection afforded to it, a development may only proceed under a licence issued by Natural Resources Wales (NRW) as the appropriate authority responsible for issuing licences under Section 53 of the above Regulations. This licence can only be issued for the purposes of: 'preserving public health or public safety or other imperative reasons of overriding public interest including those of a social or economic nature, and beneficial consequences of primary importance for the environment.' Furthermore, the licence can only be issued by NRW on condition that there is 'no satisfactory alternative', and that 'the development will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range'. These requirements are translated into planning policy through Planning Policy Wales (PPW) January 2016, sections 5.5.11 and 5.5.12, and Technical Advice Note (TAN) 5, Nature Conservation and Planning September 2009. To avoid developments with planning permission subsequently not being granted derogations in relation to EPS, as advised in PPW, the Local Planning Authority should therefore ensure the three tests for derogation are satisfied when considering development proposals where an EPS is present.

- 6.4 They consider the proposed layout has the potential to impact the existing hedgerows on the western and northern boundaries of the site, as well as weakening connectivity to the wider landscape. However, they do not consider the proposed development will result in a detriment to the maintenance of favourable conservation status of dormice, provided that certain measures are implemented and secured by way of planning conditions on any permission the Local Planning Authority is minded to grant. They consider conditions should be attached to secure an amended masterplan including mitigation for dormice, a dormice mitigation strategy, a long-term management plan, a monitoring scheme, and a lighting scheme.
- 6.5 They welcome the submission of the amended site layout plan (drawing no. 3521_PA_003D), which takes into consideration the presence of dormice, as identified in their previous response. However, they request that this plan be further amended to show the fence on the northern boundary of plot 08 extended eastwards, behind the allocated parking space, to allow the area to the north of the fence to develop into and be maintained as scrub and woodland. They also seek clarification that the mitigation areas fall outside the curtilage of the individual plots.
- 6.6 The **South Wales Police Crime Prevention Design Advisor** has no objection to the proposed development. The layout of houses is conducive to low crime but car parking has limited surveillance. They recommend a condition to ensure appropriate lighting to all pedestrian access routes and parking areas to ensure adequate security and safety.
- 6.7 The **South Wales Fire and Rescue Service** has examined the application and recommends that the developer considers the need for the provision of adequate water supplies on the site for firefighting purposes, and access for emergency firefighting appliances. Should the applicant require further information in relation to these matters they should contact the above named fire safety officer.
- 6.8 The **Health and Safety Executive** has confirmed that the application site does not lie within the consultation distance of a major hazard site or major accident hazard pipeline therefore they do not need to be consulted.

7. **REPRESENTATIONS**

- 7.1 **Councillor D Rees** respectfully requests that Planning Committee visits the site to understand the objections fully. She also requests that Committee determines the application and intends requesting the permission of the Chairman to address the Committee. She objects to the application for the following reasons:
- (i) The proposed development is out of character with the rest of Ty To Maen Close. The proposed terraced homes do not reflect the current character of existing houses which are largely detached or semi detached homes;

- (ii) Having a road running in front of the houses is out of character with the rest of the estate, which was designed to encourage safe, quiet, pedestrian walkways and gardens.
- (iii) This is high value land which could and should be utilised to produce fewer but higher quality homes which all meet national housing standards. At present only the proposed two affordable houses meet this high standard. The 6 no open market homes are of a lower standard and do not meet the need in this area for homes suitable for all age living to enable older people to remain in their own homes for longer.
- (iv) There is a parking congestion issue in Ty To Maen Close which will be exacerbated if the application is granted as there is insufficient parking space available in the plans to accommodate existing and future demand.

7.2 **Councillor G Phillips** expresses concern over this planning application. She has been contacted by several residents living in the area, all of whom are extremely unhappy about the intended proposals. She agrees with the concerns which have been expressed, and feels that this application should be decided by Planning Committee, and Committee Members would benefit greatly from having a site visit.

7.3 **Craig Williams MP** wishes to object, having visited the site he considers that the development will set a precedent for Ty To Maen Close as the development would not be in keeping with the existing houses and there would be a loss of parking due to the likely increased number of people in the new development. In addition there are concerns about the position of the road, which will be very close to neighbouring dwellings. Concerns have also been raised about the additional noise generated, both during construction and once it is occupied. In view of the concerns, he would urge Planning Committee to undertake a site visit and, following such a visit, he hopes that it will be clear why the application should be rejected.

7.4 **Andrew RT Davies AM** requests that the Local Planning Authority takes the concerns of local residents into account when determining the application. He has been contacted by a number of residents within his electoral region who have expressed their concerns, particularly regarding the design, layout and serious impacts upon road safety in the Old St. Mellons area. He expresses concern that existing parking issues will be exacerbated when existing parking spaces are removed in combination with an increase in the number of residents. He also expresses concern regarding the noise impact of the road position. Existing properties will be positioned in between two roads, less than 1 metre from their boundaries, resulting in fears over noise disturbance at all times from vehicles. He considers that these concerns have not sufficiently been addressed.

7.5 **David Melding AM** has been contacted by residents of Ty to Maen Close, Old St Mellons, regarding the above planning application. They have raised several issues of concern in their objection to the proposal including:

- (i) An increase in the potential maximum number of occupiers of the new

development, rising from a maximum occupancy of 16 to a new minimum occupancy of 38 people.

- (ii) An increase in associated parking, adding to existing parking problems.
- (iii) A concern that the application is against policy LDP KP5 (x) and that it does adversely impact on the amenity of neighbours.
- (iv) Concern about the location of the road to the new dwellings and whether it should be relocated.

7.6 In view of the concerns expressed, he would respectfully ask that this application be determined by the Planning Committee and that the Committee considers viewing the application on site before coming to a final decision. He further hopes that decision is to refuse this application.

7.7 **Julie Morgan AM** has been contacted by several constituents who live very close to the proposed development and they have expressed a great deal of concern about the plans. She shares some of those concerns and hopes that a site visit can be arranged. One of the main concerns involves parking. It seems that there are currently 10 parking spaces and there is already a problem for local residents trying to park near their homes. The proposed new development will involve an increase in the population living in the area. Although each new building will have a parking space, this may not be sufficient for the number of extra cars which will need parking there. There will also be a decrease from 10 to 6 parking spaces available for the current local residents and also for visitors. There is therefore great concern that parking will be a serious problem in the area.

7.8 Concerns have also been expressed that the design is out of character with the current houses on Ty To Maen Close and that the plan involves roads along the front and rear of the current houses, whilst this is not the case at the moment. The layout is therefore likely to lead to a reduction of privacy and increased disturbance for the current residents as delivery lorries will also be using the new road.

7.9 There is also concern that there has been a failure to follow a recommendation about a new turning facility being sufficient to accommodate expected vehicle types and manoeuvres. This will mean that refuse and delivery lorries will be reversing out of a road and may lead to extra danger for pedestrians.

7.10 The proposals were publicised by site notice on 14 July 2016.

7.11 Neighbouring occupiers were sent written notification on 8 July 2016. 12 no. objections were received from the occupiers of 7, 9, 8, 23, 24, 25, 27, 28, 29, 31, and 37 Ty To Maen Close, and 4 White Oaks Drive whose grounds for objection include at least one of the following:

- (i) Over-development. Flats or apartments of a similar size to the previous building are suggested or a reduced number of houses;
- (ii) Loss of two category 'A' trees;
- (iii) Access road will seriously affect the enjoyment and amenities of existing dwellings – a violation of their human rights (Human Rights Act Protocol

- 1, Article 1) – and cause a safety issue for road users;
- (iv) Traffic and parking issues. Large vehicles will not be able to turn at the end of Ty To Maen Close, due to narrow turning head and on-street parking. Insufficient car parking provision (loss of 4 no. spaces). Access problems during construction. Development ignores road safety advice;
- (v) Contrary to Planning Policy Wales 4.11.1, 5.11.2, and LDP Policies KP4 & KP5;
- (vi) Resident's views previously put forward have been disregarded;
- (vii) Asbestos is present with no plan for its safe handling or removal;
- (viii) Loss of bat and dormice habitat;
- (ix) The majority of the development is within noise assessment categories C & D in which case planning permission should normally be refused. Noise pollution is a major health issue;
- (x) Site access and control of works is unclear;
- (xi) Dwelling design and layout is inappropriate and bears no resemblance to existing houses;
- (xii) The principle of residential development is not opposed;
- (xiii) Contrary to character of the community ref the Residential Design Guide Obj 1, 1.1, 2.1 and LDP KP5(x);
- (xiv) Loss of valuable green space;
- (xv) Stage 1 Road Safety Audit highlights the lack a of turning head at the end of the access, new turning facility requires modelling to ensure its size is appropriate;
- (xvi) Unsustainable development as public transport links are poor and insufficient parking is proposed;
- (xvii) Loss of privacy;
- (xviii) Depreciation in property values.
- (xix) Road should be sited within the site on the alignment of the previous access road (adjacent to the read gardens of White Oaks Drive);
- (xx) Contrary to the Council's Infill Sites Supplementary Planning Guidance;
- (xxi) Parking of construction vehicles and workers vehicles unknown which will cause congestion.

7.12 Following a re-consultation on the amended plans, an objection was received from the occupiers of 9 Ty To Maen Close who expressed concerns regarding the proposed drainage layout which shows a foul water discharge point into the assumed existing foul water sewer in front of their driveway. These works would result in disruption and they require vehicular access to their property 24 hours a day. He also expresses reservations on the viability of the connection point, allowing for flows to fall naturally from Plot 8.

7.13 A petition of 56 signatures opposing the application has been submitted on grounds that the development is not in keeping with the current design and layout, official recommendations for road layout, noise levels and resident's objections have been ignored. It recommends refusal of permission and that alternative layouts be explored.

8. **ANALYSIS**

- 8.1 This application was presented to Planning Committee on 12th October 2016 where Members resolved to defer determination of the application to enable Committee to carry out a site visit. The site visit took place on 2nd November 2016.
- 8.2 The application site is a vacant parcel of land previously occupied by a block of flats which were demolished in February 2014. The site falls within the settlement boundary as defined by the LDP proposals map and is afforded no specific policy designation or allocation. Although the site was grassed following the demolition of the previous block of flats, it is not classified as open space. The surrounding area is residential in nature and given this context the development of the site for residential purposes raises no land use policy concerns.

Design and Appearance

- 8.3 The amended proposals have retained the terrace of 6 no terraced dwellings and 2 no. semi-detached dwellings within a 'home zone' style layout, with the access road sited to the east of the site.
- 8.4 The scale and density of development is considered to be appropriate for the area and makes efficient use of the site. The proposals are not considered to be an over-development of the site. The proposed two-storey development is consistent with the scale of the surrounding residential development. It is considered that the amended proposals will result in a high quality sustainable development that accords with the criterion in Local Development Plan (LDP) Policy KP5. The amended proposals are also considered to accord with the Council's Residential Design Guide and Infill Sites guidance.
- 8.5 The dwellings are of a contemporary design which is considered to be acceptable. In respect of the proposed external finishes, the use of brick banding at ground floor with timber panelling in the recessed porch and render at first floor is considered to be acceptable. A relevant condition is attached to secure suitable finishes.
- 8.6 It is noted that the South Wales Police Crime Prevention Design Advisor has no objection to the proposed development and recognises the layout of houses is conducive to low crime. Despite his concerns over the degree of surveillance to the visitor's car parking area, it is considered that the visitor's parking area benefits from good levels of natural surveillance from existing properties to the immediate south.

Residential Amenity

- 8.7 The amended proposals have re-positioned plots 7 & 8 closer to the east however a separation distance of approximately 17.5 metres would be retained between the front elevations of the existing and proposed dwellings. The concerns expressed by residents that the siting of the access road to the east

boundary will harm their amenities by virtue of noise and disturbance from vehicles is not considered to be sustainable. The amended relationship with dwellings to the east is considered to be acceptable.

- 8.8 Although the distance to rear boundaries of properties on White Oaks Drive is, in a minority of instances, less than the usual standard for privacy distances, the relationship is considered to be acceptable mindful of the oblique relationship between the proposed dwellings and existing dwellings on White Oaks Drive. It is not considered that an objection on these grounds could be sustained.
- 8.9 Notwithstanding the findings of the noise report accompanying the application, the Operational Manager, Environment (Noise and Air), is satisfied that the amenities of future occupiers can be satisfactorily safeguarded by condition.

Transportation

- 8.10 It is noted that the Operational Manager, Transportation has no objection to the amended plans showing the provision of a turning head at the end of the new access road for a 3.5 tonne vehicle, on the basis that the Operational Manager, Waste Management, has accepted that their refuse vehicles can reverse a short distance (15 – 20 metres) along the access road. The amended plan showing the home zone layout is accepted.
- 8.11 The concerns expressed by third parties regarding off-street parking and congestion are noted however existing dwellings benefit from off-street parking and the proposed new dwellings will each receive a dedicated off-street space.
- 8.12 The position of the access road to the east edge of the application site is preferable to utilising the existing access to the former flats as this will increase the level of natural surveillance of this public area by both existing and proposed dwellings.
- 8.13 Relevant conditions are recommended to ensure highway improvements, parking provision and retention and a construction management plan to ensure the impacts are minimised.
- 8.14 The site is well positioned to benefit from existing bus services on Newport Road.

Ecology

- 8.15 It is noted that Natural Resources Wales (NRW) and the Council's Ecologist have no objection to the positive determination of the application subject to relevant conditions.
- 8.16 The amended plans have increased the extent of vegetation to be retained along the west and north boundaries, including the retention of Tree 7, and further protected the vegetation by introducing 1.8 metre high enclosures thus excluding it from rear gardens. For these reasons it is considered that the

amended proposals represent an improvement which, together with relevant conditions, satisfactorily addresses the concerns of NRW.

- 8.17 It is considered that the amended proposals would pass the three tests that are necessary in order for NRW to grant licence for works affecting protected species habitats in so far that there is no satisfactory alternative, the development will not be detrimental to the maintenance of the species at a favourable conservation status in its natural range, and the provision of much-needed private and affordable housing is an imperative reason of overriding public interest.
- 8.18 Relevant conditions are attached to encourage biodiversity, including bat features and to protect nesting birds.

Trees

- 8.19 The amended plans show increased space for retained trees to the rear of plots 7 and 8. Although the Council's Tree Officer remains concerned at the usability of the rear gardens for these plots, this must be balanced against other factors, namely the provision of a turning facility at the end of the access road, and the retention of a satisfactory separation distance with the existing dwellings to the east. On balance, taking these factors into account, it is considered that the amended plans offer an acceptable solution.
- 8.20 The loss of the two large Category 'A' trees at the southern end of the site, whilst regrettable, is considered to be adequately compensated for by the replacement planting of 5 no. new trees within the development. Although planting details have been submitted, further dialogue is necessary with the Tree Officer regarding the species types and other details and a relevant condition is recommended. Other conditions to ensure for tree protection, soil resource plan and planting are recommended.

Drainage

- 8.21 It is noted that the Operational Manager, Drainage Division, accepts the on-site attenuation tank solution and recommends further details are submitted for approval via condition prior to development commencing. The drainage scheme will be given over for adoption by Dwr Cymru Welsh Water and the Council's Housing Team.

Objections

- 8.22 In respect of the outstanding objections from third parties which have not already been covered in this report:
- (i) With respect to impact on human rights, Protocol 1 does indeed say that a person is entitled to the peaceful enjoyment of his possessions – but it goes on to qualify that right as being “except in the public interest and subject to the conditions provided by law”. In *Huang v Secretary of State*, the Supreme Court held that there is a “need to balance the interest of

society with those of individuals and groups". The right is not absolute and it may be restricted provided the restrictions are lawful, have a legitimate aim and are balanced. The established planning decision-making process assesses the impact, which a proposal will have on individuals and weighs that against the wider public interest when determining whether development should be permitted. That is consistent with the requirements of the European Convention on Human Rights;

- (ii) The application is considered to comply with paragraph 4.11.1 of Planning Policy Wales, which states that design, in addition to aesthetics, must include social, environmental and economic aspects to create sustainable development;
- (iii) LDP Policy KP4 does not strictly apply to the application as this policy contains master planning general principles for major development. However, the amended application is not considered to be contrary to the principles, where relevant;
- (iv) Any dialogue between local residents and the applicant that took place prior to the submission of the application is not matter for the Local Planning Authority, who must determine the application on its planning merits;
- (v) Asbestos removal can be satisfactorily addressed in the Construction Management Plan, secured by condition;
- (vi) Site access and control of works will be controlled via the Construction Management Plan condition;
- (vii) Depreciation in property values are not a material planning consideration;
- (viii) The amended proposals are considered to be in accordance with the guidance contained within the Residential Design Guide Supplementary Planning Guidance (SPG) (2008);
- (ix) Plans show the swept path analysis for a refuse vehicle, which can manoeuvre in the adopted highway to enter and leave Ty To Maen Close in a forward gear. The Highways Authority does not object to the arrangement has its own powers to impose parking restrictions should they consider it to be necessary.

Other Considerations

8.23 *Crime and Disorder Act 1998* – Section 17(1) of the Crime and Disorder Act 1998 imposes a duty on the Local Authority to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area. This duty has been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable increase in crime and disorder as a result of the proposed decision.

8.24 *Equality Act 2010* – The Equality Act 2010 identifies a number of ‘protected characteristics’, namely age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; sexual orientation; marriage and civil partnership. The Council’s duty under the above Act has been given due consideration in the determination of this application. It is considered that the

proposed development does not have any significant implications for, or effect on, persons who share a protected characteristic

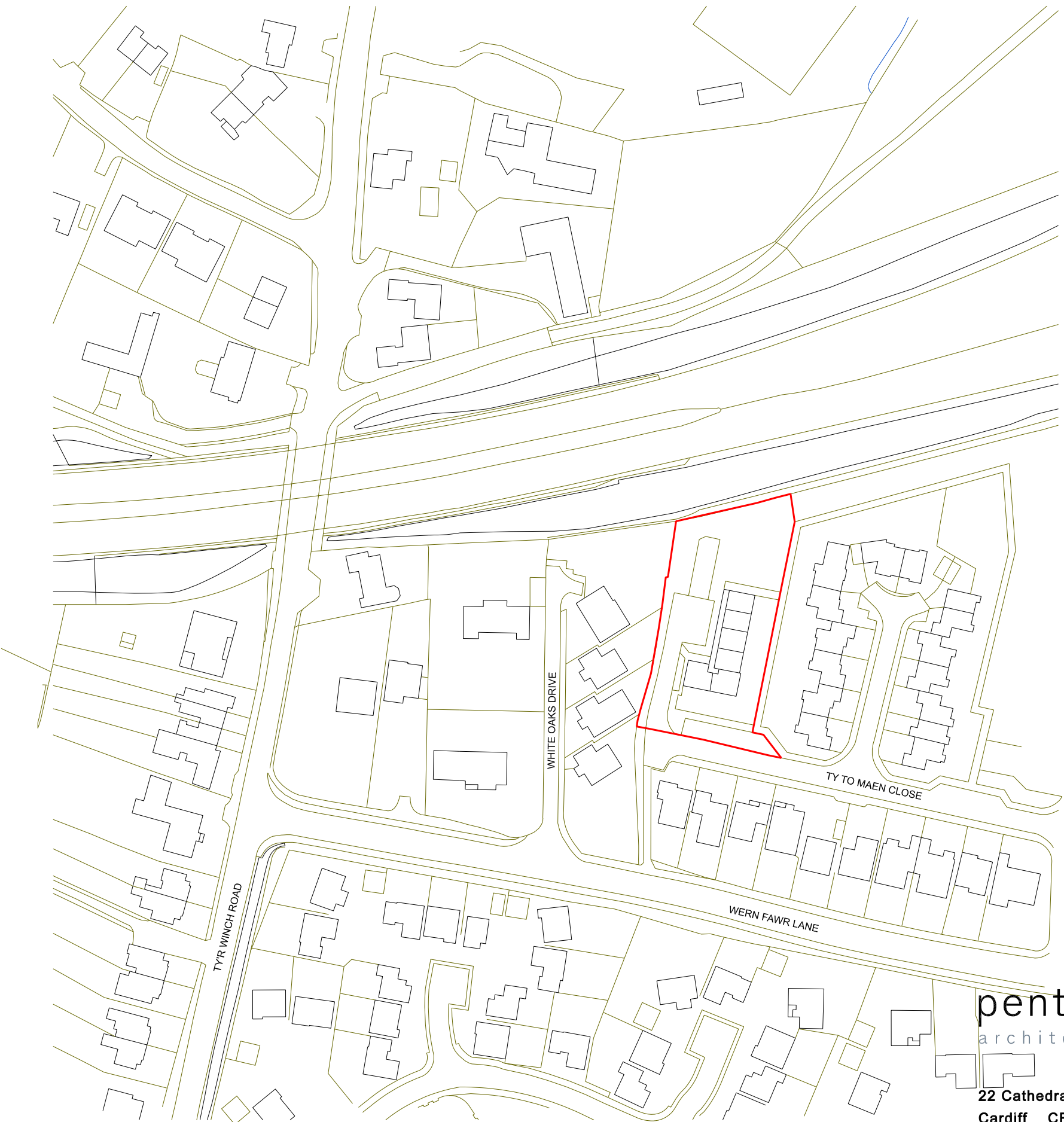
- 8.25 *Well-Being of Future Generations Act* – Section 3 of this Act imposes a duty on public bodies to carry out sustainable development in accordance with the sustainable development principle to act in a manner which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs (Section 5). This duty has been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable impact upon the achievement of wellbeing objectives as a result of the recommended decision.

9. **SECTION 106 AGREEMENT**

- 9.1 The following planning obligations have been agreed to mitigate any significant adverse impacts of the proposed development and to provide essential, enabling and necessary infrastructure as defined within LDP Policies KP6 and KP7.
- 9.2 The applicant has agreed to the on-site provision of 25% affordable housing comprising 2 dwellings, to be designed to Welsh DQR Housing Quality Standards and offered to the Council for social rent.
- 9.3 It is considered that this provision satisfies the requirements of Circular 13/97 Planning Obligations and the statutory tests set out in Regulation 122 of the Community Infrastructure Levy Regulations.

10. **CONCLUSIONS**

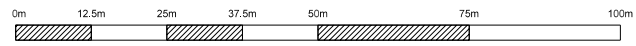
- 10.1 It is considered that the amended proposals represent an efficient re-use of this brownfield site, provides effective protection for dormice, a European Protected Species, and will result in a high quality development incorporating sustainable design features that will create an attractive living environment for future occupiers.
- 10.2 The provision of 25% on-site affordable housing exceeds the LDP policy requirement of 20% provision on brownfield sites and is welcomed.
- 10.3 It is recommended that permission be granted subject to relevant conditions and the completion of a Section 106 Agreement to secure the affordable housing provision.



pentan
architects

22 Cathedral Road
Cardiff CF11 9LJ

t: 029 2030 9010
info@pentan.co.uk



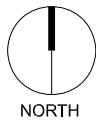
Project
TY TO MAEN, OLD ST MELLONS

Client
WATES LIVING HOMES

Drawing Title

SITE LOCATION PLAN

NOTES. Do not scale. All dimensions are in millimetres unless stated otherwise



NORTH

— SITE BOUNDARY

SITE AREA 0.21 (hectares)

Date
JUN '16

Scale
1:1250 @ A3

Drawing No.
3 5 2 1 _ PA _ 0 0 1

Rev.
-

- Revisions
- A GENERAL UPDATES TO REFLECT PLANNING CONSULTATIONS. PLOTS 7-8 MOVED FORWARD & PARKING ADJUSTED. 23 AUG '16
 - B WESTERN BOUNDARIES LOCATIONS UPDATED. ROAD FINISHES AMENDED. 05 SEP '16
 - C PLANTING UPDATED & DIMENSION TO NORTHERN PROPERTY ADDED. 07 SEP '16
 - D TURNING HEAD ADDED OPPOSITE PLOTS 07 & 08. PAVING SLAB ADDED TO REAR DOORS OF SALES UNITS. 30 SEP '16



Line of existing vegetation to be cut back

- LANDSCAPING MATERIALS**
- A Permeable block paving
 - B Concrete block paving - Colour B
 - C Fine grade tarmac or pre-coated chippings to be agreed with CCC Planners and Highways
 - D Concrete flag paving
 - E Tarmac driveways
 - F Grassed areas
- BOUNDARY TYPES**
- Boundary Type 1- 2100mm brickwork wall to boundaries to public open spaces. Feature banding to tie in with building elevations.
 - Boundary Type 2- All other boundaries to back gardens to be 1800mm close boarded fencing.
 - Boundary Type 3- Close boarded timber screen fence above post & gravel board retaining wall.
 - Boundary Type 4- Min. 3100mm close boarded timber fence to northern boundary adjacent to A48m.
 - Boundary Type 5- Brickwork dwarf retaining wall.
- SYMBOLS**
- 01 Plot numbers.
 - E Dwelling Types.
 - v Car parking space allocation.
 - Garden shed.
 - Rotary Dryer.
 - Timber bin enclosure.
 - Site boundary.

- Planted areas.
- Existing vegetation.
- Proposed small tree.
- Proposed medium tree.
- Proposed medium large or large tree.
- Existing tree to remain. Dotted line indicates root protection zone.
- Existing tree to be removed.
- Indicative position of 1.5m service trench for proposed incoming services.

KEY	TENURE	HOUSE TYPE	AREA	NO. (AFF.)	NO. (OMS)	TOTAL
HOUSES	B	OPEN MARKET SALE	3 BED 5 PERSON	78.0m ²	6	-
	C	AFFORDABLE	2 BED 4 PERSON	85.0m ²	2	-
					8	-

pentan
architects

22 Cathedral Road
Cardiff CF11 9LJ

t: 029 2030 9010
info@pentan.co.uk

Project
TY-TO-MAEN, OLD ST MELLONS

Client
WATES LIVING HOMES

Drawing Title
SITE LAYOUT PLAN

NOTES: Do not scale. All dimensions are in millimetres unless stated otherwise

NORTH

Date
JUN '16

Scale
1:200 @ A1

Drawing No.
3521_PA_003

Rev.
D





Project TY TO MAEN, OLD ST MELLONS	Client WATES LIVING HOMES	Date JUN '16	Scale NTS	Drawing Title VIEW FROM TY TO MAEN CLOSE	Drawing No. 3521-PA-401	Rev. -
--	---------------------------------	-----------------	--------------	--	----------------------------	-----------

PETITION

COMMITTEE DATE: 09/11/2016

APPLICATION No. **16/01800/MNR** APPLICATION DATE: 12/08/2016

ED: **PLASNEWYDD**

APP: TYPE: Full Planning Permission

APPLICANT: Mr HUSSAIN

LOCATION: 144-146 CITY ROAD, ROATH, CARDIFF, CF24 3DR

PROPOSAL: PROPOSED DEMOLITION OF EXISTING WORKSHOP & ERECTION OF NEW BUILD DEVELOPMENT TO FORM COMMERCIAL UNIT TO GROUND FLOOR & 5 FLATS OVER

RECOMMENDATION 1 : That subject to the relevant parties entering into a binding planning obligation in agreement with the Council under **SECTION 106** of the Town & Country Planning Act 1990, in respect of matters detailed in para. 8.6 of this report, planning permission be **GRANTED** subject to the following conditions:

1. C01 Statutory Time Limit
2. The development shall be carried out in accordance with the following approved plans:
 - P532 L_002/RevA – Site Plan as Proposed
 - P532 L_200/RevA – Ground Floor As Proposed
 - P532 L_201/RevA – First Floor As Proposed
 - P532 L_202/RevA - Second Floor As Proposed
 - P532 L210/RevA – Elevations 1 of 2
 - P532 L211/RevA – Elevations 2 of 2

Reason: To ensure satisfactory completion of the development and for the avoidance of doubt in line with the aims of Planning Policy Wales to promote an efficient planning system.

3. The following windows shall be obscurely glazed and non-opening below a height of 1.7m from internal floor level and thereafter so retained:
 - First floor window within the east (side) elevation (serving 'Flat 3' Bedroom);
 - Second Floor Window within the 'north (rear) elevation' (serving 'Flat 5' 'Bedroom 1');
 - First Floor Windows within the 'west elevation' and 'north (rear) elevation' (serving 'Flat 2' and Flat 3).

Reason: To protect the privacy of neighbouring occupiers in accordance with Policy KP5 of the Cardiff Local Development Plan 2006-2026.

4. Prior to the beneficial use of the Ground Floor Retail Unit refuse storage facilities should be provided in accordance with details which shall first be approved by the Local Planning Authority.
Reason: To ensure adequate facilities for the storage of waste are provided in the interests of the amenity of the area in accordance with Policy W2 of the Cardiff Local Development Plan 2006-2026.
5. The cycle storage facilities shown on dwg. no. 'P532 L_200 Rev. A' shall be provided prior to the beneficial occupation of any residential unit and thereafter so retained.
Reason: To promote sustainable modes of transport in accordance with Policy T5 of the Cardiff Local Development Plan 2006-2026.
6. The communal bin store shown on dwg. no. 'P532 L_200 Rev. A' shall be provided for use by occupiers of the upper floor residential accommodation prior to beneficial use of the residential units and thereafter so retained.
Reason: To ensure adequate facilities for the storage of waste are provided in the interests of the amenity of the area in accordance with Policy W2 of the Cardiff Local Development Plan 2006-2026.
7. The materials to be used in the external finish of the development hereby approved shall accord with the 'Finishes Key' detailed on dwg. nos. 'P532 L_210 Rev. A' and 'P532 L_211 Rev. A'.
Reason: In the interest of the general character of the area in accordance with Policy KP5 of the Cardiff Local Development Plan 2006-2026.
8. The ground floor retail unit shall be used only for purposes falling within Class A1 of The Town & Country Planning (Use Classes) order 1987 (or any Order amending, revoking or re-enacting that Order).
Reason: For the avoidance of doubt to the extent of the permission to protect the amenities of the area and neighbouring occupiers in accordance with Policies KP5 and EN13 of the Cardiff Local Development Plan 2006-2026.
9. No development shall commence until details of surface water drainage, which shall include a viability study relating to the use of sustainable drainage techniques, has been approved by the Local Planning Authority. The development shall be undertaken in accordance with the approved details.
Reason: To ensure a water sensitive urban design solution is implemented in accordance with Policy EN10 of the Cardiff Local Development Plan 2006-2026.

RECOMMENDATION 2: Dwr Cymru Welsh Water advise:

- That no surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network.
- That the proposed development site is crossed by a public sewer main and that no development (including the raising or lowering of ground levels) will be permitted within the safety zone which is measured either side of the

centre line. For details of the safety zone please contact Developer Services 0800 917 2652.

- The applicant is also advised to contact Dwr Cymru Welsh Water if a sewer connection is required under Section 106 of the Water Industry Act 1991 or any alteration to their apparatus is proposed prior to any development being undertaken.
- A water supply can be made available to serve this proposed development. The developer may be required to contribute, under Sections 40 - 41 of the Water Industry Act 1991, towards the provision of new off-site and/or on-site watermains and associated infrastructure. The level of contribution can be calculated upon receipt of detailed site layout plans which should be sent to the address above.

RECOMMENDATION 3 : To protect the amenities of occupiers of other premises in the vicinity attention is drawn to the provisions of Section 60 of the Control of Pollution Act 1974 in relation to the control of noise from demolition and construction activities. Further to this the applicant is advised that no noise audible outside the site boundary adjacent to the curtilage of residential property shall be created by construction activities in respect of the implementation of this consent outside the hours of 0800-1800 hours Mondays to Fridays and 0800 - 1300 hours on Saturdays or at any time on Sunday or public holidays. The applicant is also advised to seek approval for any proposed piling operations.

RECOMMENDATION 4: That the applicant be advised that no work should take place on or over the neighbour's land without the neighbour's express consent and this planning approval gives no such rights to undertake works on land outside the applicant's ownership.

1. DESCRIPTION OF THE SITE

- 1.1 The application site is located on the junction of City Road, a street defined by mixed use commercial and residential properties and which is within a district centre, and Treharris Street, a street defined by two storey terraced residential dwellings.
- 1.2 The site currently provides an industrial style building extending to a storey and a half in height providing residential accommodation at first floor and an MOT service station to the ground floor.
- 1.3 The site fronts and is accessed off Treharris Street and is adjoined by buildings at 144-146 City Road, at three stories in height, and 1 Treharris Street at two stories in height.
- 1.4 To the rear of the site properties on City Road run perpendicular and properties on Arran Street parallel to the site. These properties are separated by an access lane, forming part of the adopted highway, which runs to the rear of the site.
- 1.5 Opposite the site lies a retail unit with flats above and two terraced properties.

2. DESCRIPTION OF PROPOSED DEVELOPMENT

- 2.1 Planning permission is sought for demolition of the existing building and construction of a three storey building providing a retail premises to the ground floor, extending to 126m², and five one bedroom, residential flats to the upper floors, each exceeding 30m². The proposed building would be reduced to two stories in height to the rear adjacent to the boundaries of properties which would remain at 144-146 City Road.
- 2.2 The proposed building has been designed to bridge the gap in both space and height between the three storey property to the west and two storey property to the east. Forming a terrace effect, characteristic of the area, between these properties.
- 2.3 The design of the proposed building in terms of its detailing, materials, form, openings and scale emulate those at the adjoining property.
- 2.4 Enclosed balconies are proposed to the front elevation, which would provide amenity space to 4 of the five proposed flats, a communal amenity area (24m²), communal bin storage (10m²) and cycle storage are also proposed. A separate storage area, extending to 18m², is proposed for the commercial premises.

3. PLANNING HISTORY

- 3.1 There is no pertinent planning history relating to the application site.

4. POLICY FRAMEWORK

- 4.1 National Planning Policy
- Planning Policy Wales (8th Ed, 2015)
 - Technical Advice Note 12: Design (July 2014)
- 4.2 Cardiff Local Development Plan 2006-2026
- Policy KP3(B) (Settlement Boundaries)
 - Policy KP5 (Good Quality and Sustainable Design)
 - Policy H3 (Affordable Housing)
 - Policy H6 (Change of Use or Redevelopment to Residential Use)
 - Policy R4 (District Centres)
 - EN10 (Water Sensitive Design)
 - Policy EN13 (Air, Noise, Light Pollution and Land Contamination)
 - Policy T5 (Managing Transport Impacts)
 - Policy W2 (Provision for Waste Management Facilities in Development)
- 4.3 Supplementary Planning Guidance
- Access, Circulation & Parking Standards (January 2010)
 - Affordable Housing (March 2007)
 - Infill Sites Design Guide (April 2011)
 - Residential Design Guide (March 2008)
 - Waste Collection & Storage Facilities (October 2016)

NB. The SPGs were approved as supplementary guidance to the City of Cardiff Local Plan (1996). Although the City of Cardiff Local Plan (1996) has recently been superseded by the Cardiff Local Development Plan (2016), the advice contained within the SPGs is pertinent to the assessment of the proposal and remains consistent with the aims of both LDP Policies KP5/T5/EN8/EN13/W2 and guidance in Planning Policy Wales and are afforded significant weight

5. INTERNAL CONSULTEE RESPONSES

- 5.1 The Operational Manager (Housing Development) advises, in line with Policy H3 of the LDP, that an affordable housing contribution of 20% of the five residential units is sought is required in respect of this brown-field site. Whilst the priority would be to deliver on-site affordable housing given the proposed design of the scheme the practicality of managing and maintaining affordable housing on-site could be unsustainable. Therefore, in lieu of on-site affordable housing a financial contribution of £62,640, calculated in accordance with the formula in the Affordable Housing SPG, should be sought.
- 5.2 The Operational Manager (Traffic and Transportation) raises no objection to the proposal, however, requests a condition requiring a demolition management plan is submitted.
- 5.3 The Operational Manager (Waste Management) objects to the proposal on the basis that it is not confirmed who is responsible for presenting waste to kerbside, that it is not confirmed that owner's permission to cross the rear access lane to present waste exists and that the current plans do not demonstrate any commercial waste storage. The waste storage proposals for the residential development are considered satisfactory.
- 5.4 The Operational Manger (Shared Regulatory Services) raises no objection to the proposal. Initial comments requested further details in respect of plan and sound insulation between the commercial premises and residential units, however, further discussions were undertaken during which it was confirmed that the commercial use was for Retail (A1) purposes and no plant was proposed, therefore, the afore mentioned request was removed.

6. EXTERNAL CONSULTEE RESPONSES

- 6.1 Welsh Water advise that no surface water and/or land drainage should be permitted to connect directly or indirectly with the public sewerage network and that a public sewer crosses the application site. Conditions and advisory notes are requested.

7. REPRESENTATIONS

- 7.1 The application was advertised by way of neighbour consultation letters, further consultation was undertaken upon receipt of amended plans.
- 7.2 A petition of 50 signatories has been received objecting to the proposal. The

petition sets out the reasons for the petitioners objections, a summary of these objections are detailed below:

- The proposed development would result in an increase in traffic making congestion and current parking situation on Treharris Street worse which may be a safety concern for residents and pedestrians. There is a lack of parking spaces in the area for current residents and limited non-resident parking;
- The proposed development would result in an increase in rubbish and litter in the area;
- The proposed development, as a result of 5 more residential units, will result in an increase in noise pollution.

7.3 A single letter of representation from a neighbouring occupier has been received objecting to the proposals. A summary of the objections are detailed below:

- Increased traffic and parking issues;
- Health;
- Rubbish (including rats);
- Loss of daylight/sunlight;
- Privacy;
- Building on common land, which includes sewer service;
- Lane public not private;
- Incorrect application address.

8. ANALYSIS

8.1 Introduction

8.1.1 The application site lies within the defined settlement boundary, on the periphery of both a commercial and residential area, and partly within the City Road District Shopping Centre. Policy R4 aims to promote and protect the shopping role of district centres and recognises that the provision of residential accommodation at upper floors can support the vitality, attractiveness and viability of District Centres. Accordingly it is considered that the principle of the proposed development is acceptable subject to the consideration of other material factors.

8.1.2 The principal matters for consideration are:

- the effect of the proposal upon the character of the area;
- The effect of the proposal upon the amenity of the area and future occupiers;
- the effect of the proposal upon the amenity of neighbouring occupiers;
- the proposals Transport Impact;
- Affordable housing.

8.2 Impact Upon the Character of the Area

- 8.2.1 Policy KP5 requires that all proposed development is of a high quality and sustainable design which responds *‘to the local character and context of the build and landscape setting so that layout, scale, form, massing, height, density, colour, materials, detailing, and impact upon the built and natural heritage are all addressed within development proposals’*.
- 8.2.2 The proposed building has regard for the local character and context of the built environment. There are a mix of property types within the area including those of differing heights. The design and scale of the proposal has due regard to this context and bridges the gap between the existing buildings to the east and west incorporating a change in height which respects the height difference between these two adjoining buildings and creates a seamless terrace which complements the character of the area.
- 8.2.3 The proposed materials are complementary of those utilised throughout the area while detailing, including window positions and patterns, have regard to the neighbouring buildings which results in a balanced appearance that fits comfortably within the streetscene.
- 8.2.4 Accordingly it is not considered that the proposal would have any detrimental impact upon the character of the area and accords with Policy KP%.

8.3 Amenity of the Area and Future Occupiers

- 8.3.1 Policy KP5 requires that land should be developed at the highest practicable densities while providing a healthy and convenient environment for all.
- 8.3.2 The proposed development makes considerable use of the land available providing a commercial unit and five residential units in place of an existing commercial and single residential use. It is considered that development at such density is appropriate and provides adequate facilities such that the proposal would not have any detrimental impact upon the amenity of the area and is able to provide a sufficient level of amenity of future occupiers.
- 8.3.3 Sufficient space is provided within the proposed building to facilitate the storage of waste such that there would be no impact upon the amenity of the area in this regard. Whilst the comments of Waste Management are noted the following comments are pertinent in this respect:
- a commercial storage area is indicated on the proposed plans which could adequately provide waste storage facilities, a condition is recommended requiring further details in this respect.
 - The rear lane is part of the adopted highway, therefore, it is not considered there would be issues in regard to access;
 - whilst the provision of appropriately sized and positioned waste storage is a material planning matter it is not considered that planning could control factors such as the responsibility of parties to present waste for collection.

- 8.3.4 Given the context of the area it is not considered that the proposed commercial retail and residential use would have any detrimental impact in respect of noise. Furthermore, the implementation of the proposed development would result in the loss of a lawful industrial use within close proximity to residential properties which has significantly greater potential to cause harm in this respect than the proposed development.
- 8.3.5 The proposed level of internal accommodation to be provided for future occupiers is considered to be of a high quality in terms of its size and layout and an outlook would be provided from each unit's living space. Whilst a limited level of external amenity space is provided, by means of a communal area and balconies to 4 of the 5 proposed flats, given the inner city location such provision is not uncommon, furthermore, this is mitigated somewhat by the standard and level of public facilities available within the local area.
- 8.3.6 Accordingly it is considered that the proposed development would have no adverse impact upon the amenity of the area and would provide good quality sustainable accommodation for future occupiers in accord with the principles of Policy KP5 and W2.

8.4 Amenity of Neighbouring Occupiers

- 8.4.1 Policy KP5 of LDP seeks to ensure that '*no undue effect on the amenity of neighbouring occupiers*' results from development.
- 8.4.2 The proposal has potential to impact upon the amenity of neighbouring occupiers including the loss of light and having an overbearing impact. It should be noted that amended plans have been received reducing the scale of the proposals in close proximity to the boundary with the buildings retained on the site of 144-146 City Road. These properties benefit from first floor rear facing windows enclosed on both sides by two storey rear annexes which itself benefits from side facing windows at first floor level. It should, therefore, be noted that the level of light and outlook provided to the existing properties from these elevations are limited. The application site will be developed to two stories in height within close proximity to the boundary, however, given the existing layout of the rear of the neighbouring properties, including the lack of outlook, and their orientation it is not considered that the proposal would have an undue overbearing impact or result in sufficient loss of light to warrant refusal of planning permission.
- 8.4.3 The proposed development would not result in any development beyond the building line of neighbouring occupiers on Treharris Street or Arran Street such that the proposal could be considered overbearing or result in a loss of light or overshadowing in relation to these properties.
- 8.4.4 In regards to privacy current guidance details that a minimum of 21.5m should be retained between habitable room windows and 10.5m between habitable room windows and neighbouring boundaries. However, each application for planning permission must be considered upon its own merits with due regard to

local context.

- 8.4.5 It is noted that front facing balconies and habitable room windows are positioned within approximately 12.5m of neighbouring windows, however, the characteristics of the local area are such that the vast majority of residential windows facing highways are overlooked to some extent. Therefore, given the context of the particular area it is not considered that an objection in this regard could be sustained.
- 8.4.6 Likewise windows to the rear of the proposal are within closer proximity to neighbouring properties on Arran Street than generally considered acceptable. However, windows proposed within the first floor are similarly positioned to existing windows within the first floor of the existing residential unit on site therefore, there would be no greater impact upon the privacy of neighbouring occupiers. A proposed second floor window serving a bedroom would increase overlooking of neighbouring properties, however, it is considered a condition controlling the means of glazing and opening could overcome concerns in this regard, a condition is recommended. Likewise a side facing window within the first floor overlooking 1 Treharris Street and windows marked upon the submitted plan as 'opaque' would be of detriment to privacy, however, a condition is also recommended in this regard to overcome any impact.
- 8.4.7 It is not considered that the proposal would have any undue impact upon the amenity or privacy of neighbouring occupiers and, therefore, accords with the principles of Policy KP5.

8.5 Transport Impact

- 8.5.1 Policy T5 seeks to ensure *that all new developments properly address the demand for travel and its impacts, contributes to reducing reliance on the private car and avoids unacceptable harm to safe and efficient operation of the road, public transport and other movement network and routes.*
- 8.5.2 The proposal does not include any car parking provision, however, is sited in an accessible location being in close proximity to public transport and local amenity facilities. Furthermore, the proposal provides bicycle storage facilities for the proposed residential units that would further promote sustainable modes of transport.
- 8.5.3 It is considered the proposal by virtue of its siting within a sustainable location is not reliant upon the private car as a mode of transport, therefore, would have minimal impact upon the road network and accords with the principles of Policy T5.

8.6 Affordable Housing

- 8.6.1 Where development proposals contain 5 or more dwellings 20% affordable housing, on brownfield sites, will be sought to be delivered on-site in all instances. In this instance, however, for the reasons detailed at para. 5.1 it is considered that in lieu of the provision of on-site affordable housing a financial

contribution should be sought.

8.7 Additional Matters

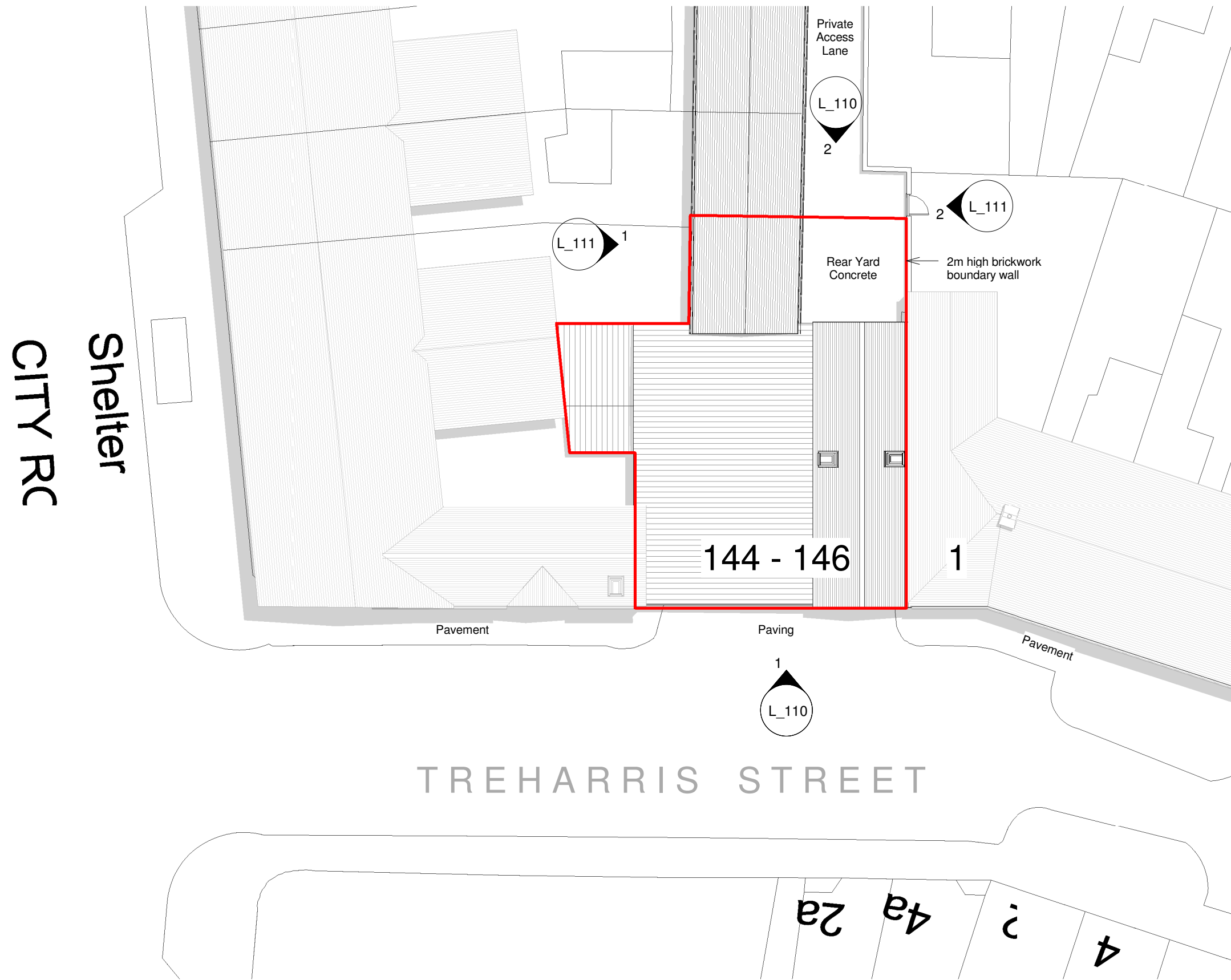
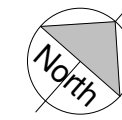
8.7.1 Welsh Water advise that no surface water will be permitted to connect to the public sewerage network and Policy EN10 requires development to apply water sensitive urban design solutions, to include the management of rainfall and runoff. Accordingly a condition is recommended to ensure that surface water is suitably managed.

8.7.2 In regards to comments made by neighbours which are not covered previously, the following should be noted:

- i. Land ownership is not a material matter in determining a planning application and the grant of permission conveys no right to build upon land which the developer has no legal right to. Legal advice should be sought in respect of such matters.
- ii. It is noted that the lane annotated as 'Private' is part of the adopted highway and comments at para. 8.6.2(i) are pertinent.
- iii. The 'Site Address' is considered to be correct for the purposes of processing the planning application. The existing premises are addressed as 144-146 City Road and Land Registry information has the site registered as incorporating 144-146 City Road. Furthermore, a site plan clearly identifying the site upon which planning permission is sought has been provided in accordance with the requirements of the Development Management Procedure Order.

8.8 Conclusion

8.8.1 Having regard to the policy context above, the proposal is considered acceptable and it is recommended that, subject to conditions, planning permission be granted following the signing of a legal agreement to secure a financial contribution of £62,640 towards off-site affordable housing.



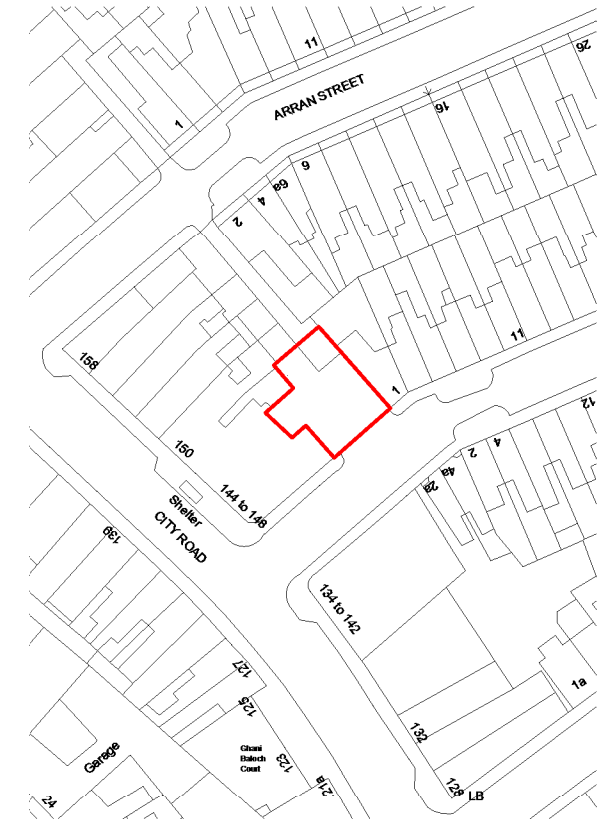
Site Plan as Existing
1 : 200

SITE AREA: 235m²

Responsibility is not accepted for errors made by others in scaling from this drawing. All construction information should be taken from figured dimensions only.

0mm 50mm

A3 Original Sheet Size



Location Plan
1 : 1250

Planning Issue

date	rev	name	chk	note



Architectural Design - Feasibility - Planning - Building Control - Construction Details - Sustainable Design
Systems House 89 Heol Don Cardiff CF14 2AT
T 02920316857 M 07785582007 info@dlparchitecture.co.uk

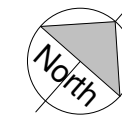
PROJECT
Proposed demolition of existing workshop & erection of new build development to form commercial unit to ground floor & 5 flats over

Workshop at 144 - 146 City Road, Cardiff
CF24 3DR

DRAWING TITLE
Site Plan as Existing

SCALE	DATE	DRAWN BY	CHECKED BY
As indicated	18/07/16	PL	AH
DRAWING NUMBER	REVISION		
P532	L_001		

22/07/2016 11:25:07



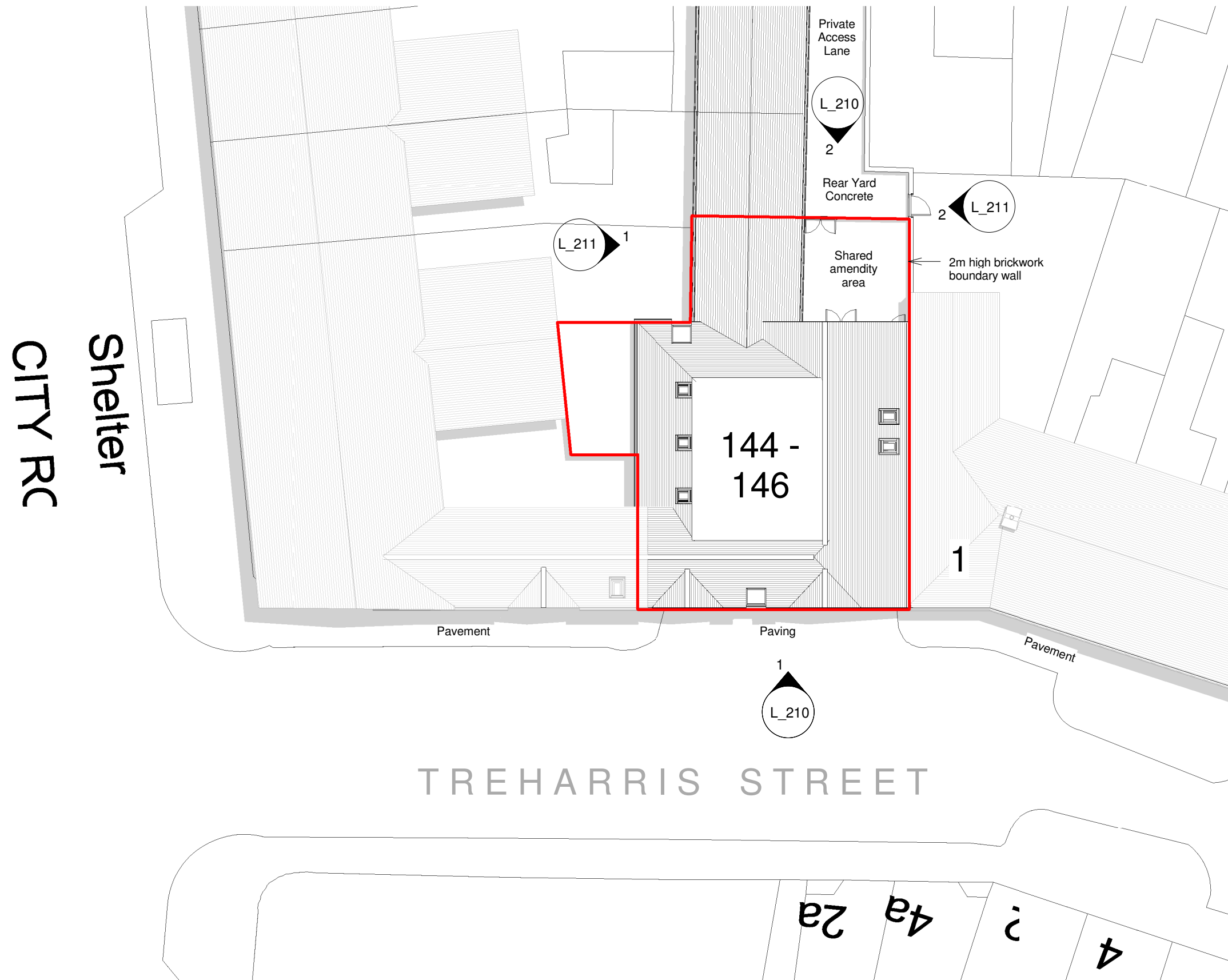
Responsibility is not accepted for errors made by others in scaling from this drawing. All construction information should be taken from figured dimensions only.

0mm 50mm

A3 Original Sheet Size

BIN STORAGE:

- Recycling: 1 x 1100L bins
- Composting: 1 x 240L bins
- Waste: 1 x 1100L bins



Planning Issue

21/09/16 A PL AH Amended in line with planners comments 14/09/16

date	rev	name	chk	note



Architectural Design - Feasibility - Planning - Building Control - Construction Details - Sustainable Design
 Systems House 89 Heol Don Cardiff CF14 2AT
 T 02920316857 M 07785582007 info@dlparchitecture.co.uk

PROJECT
 Proposed demolition of existing workshop & erection of new build development to form commercial unit to ground floor & 5 flats over

Workshop at 144 - 146 City Road, Cardiff
 CF24 3DR

DRAWING TITLE
 Site Plan as Proposed

SCALE	DATE	DRAWN BY	CHECKED BY
1 : 200	21/07/16	PL	AH

DRAWING NUMBER	REVISION
P532 L_002	A

Site Plan as Proposed
 1 : 200

SITE AREA: 235m2

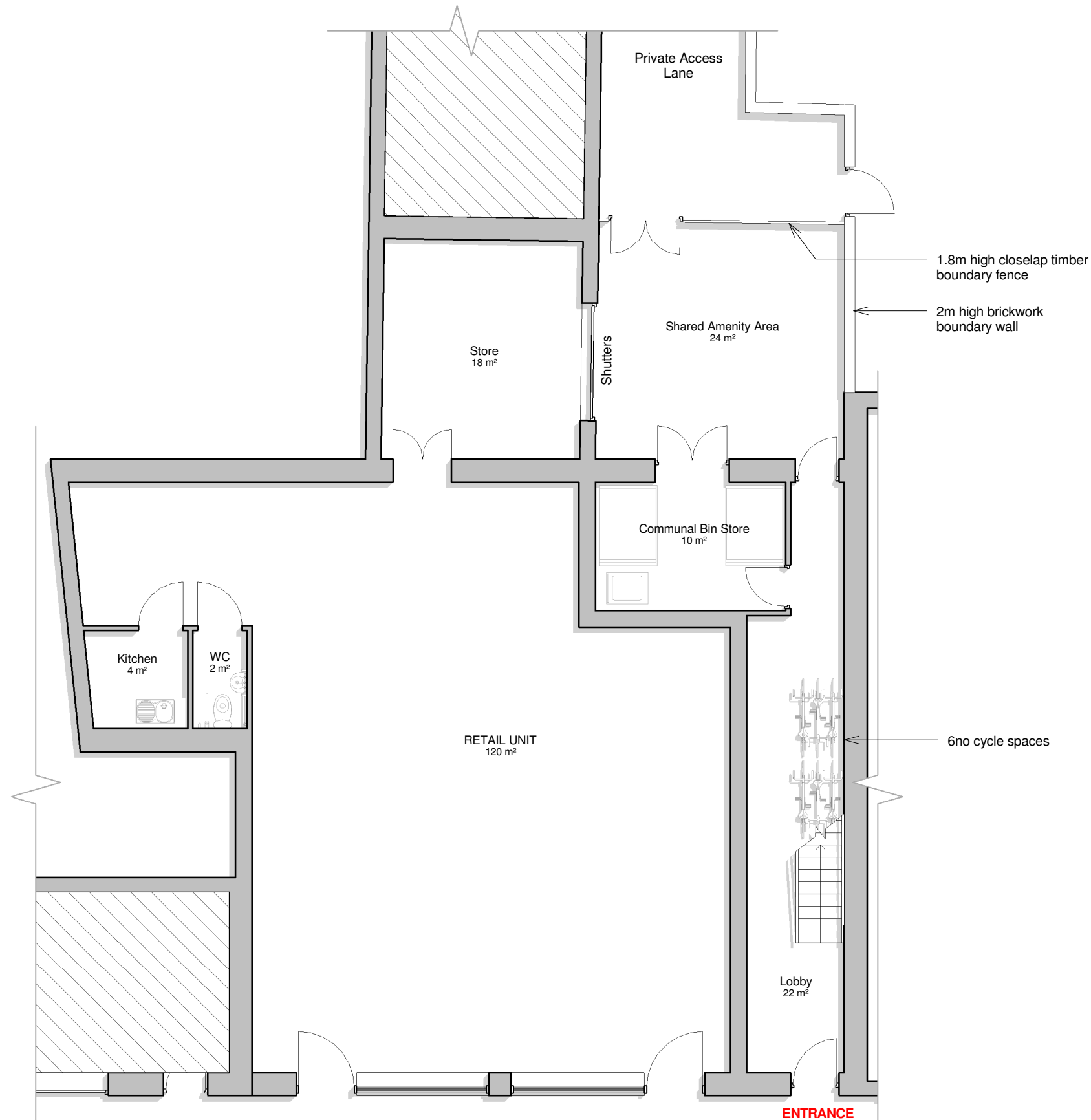
Responsibility is not accepted for errors made by others in scaling from this drawing. All construction information should be taken from figured dimensions only.

0mm 50mm

A3 Original Sheet Size

FINISHES KEY:

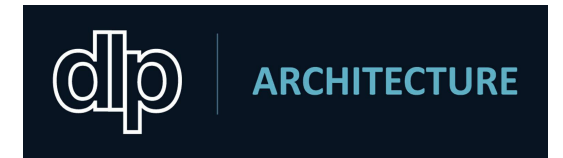
- A : SLATE GREY ROOFING & RED RIDGE TILES
- B : ALUMINIUM FRAMED GLAZED SHOPFRONT
- C : WHITE DOUBLE GLAZED UPVC WINDOWS & DOORS
- D : BLACK UPVC RAINWATER GOODS ON WHITE TIMBER FASCIA
- E : RENDERED EXTERNAL WALLS
- F : STONEMWORK EXTERNAL WALLS WITH STONE WINDOW SURROUNDS, BANDING & QUOINS
- G : RED / ORANGE BRICKWORK EXTERNAL WALLS WITH STONE WORK WINDOW SURROUNDS
- H : STAINLESS STEEL GLAZED BALUSTRADE



Planning Issue

21/09/16 A PL AH Amended in line with planners comments 14/09/16

date	rev	name	chk	note



Architectural Design - Feasibility - Planning - Building Control - Construction Details - Sustainable Design
 Systems House 89 Heol Don Cardiff CF14 2AT
 T 02920316857 M 07785582007 info@dlparchitecture.co.uk

PROJECT
 Proposed demolition of existing workshop & erection of new build development to form commercial unit to ground floor & 5 flats over

Workshop at 144 - 146 City Road, Cardiff CF24 3DR

DRAWING TITLE
 GF Floor Plan as Proposed

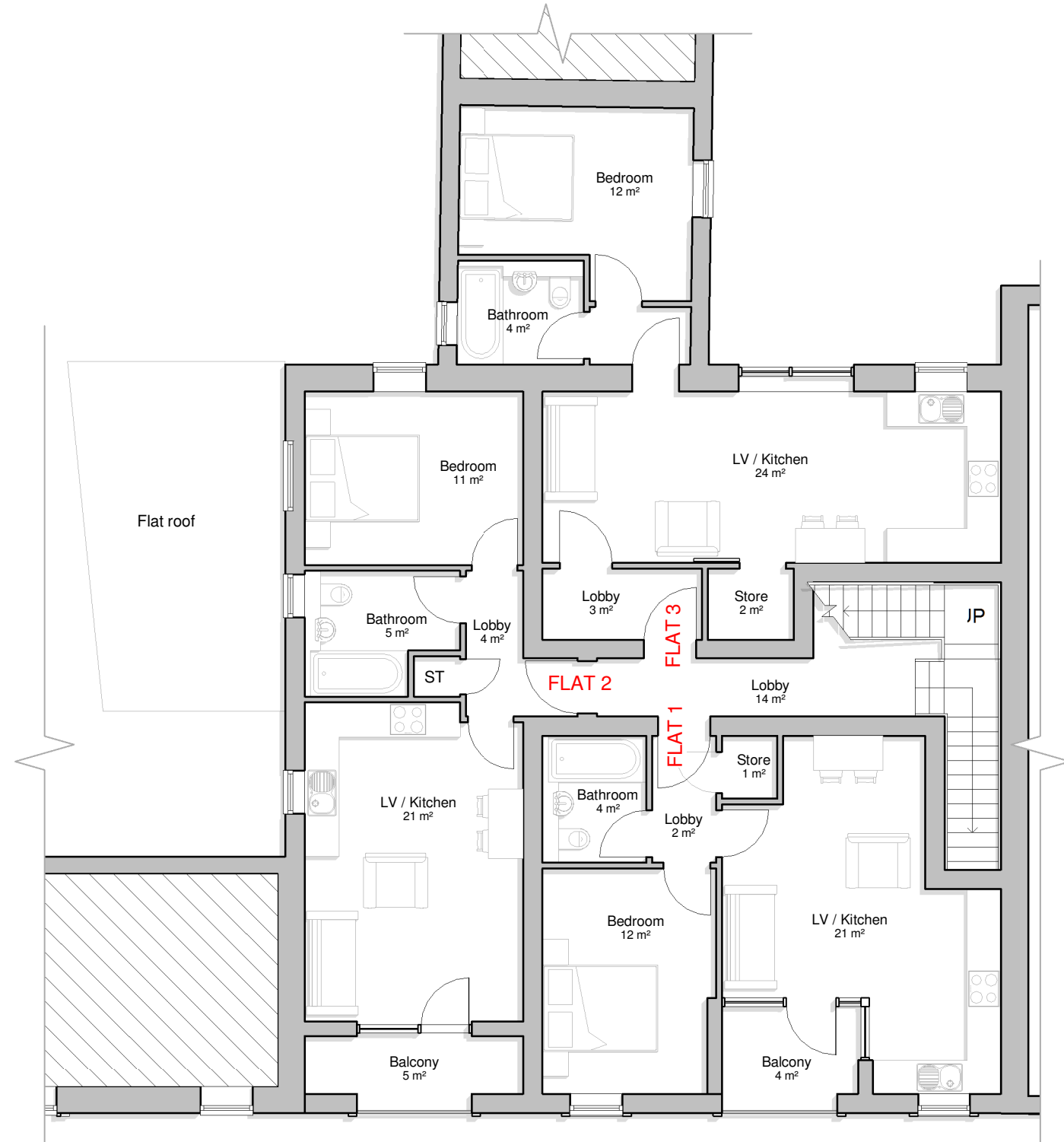
Ground Floor
 1 : 100

SCALE	DATE	DRAWN BY	CHECKED BY
As indicated	21/07/16	PL	AH
DRAWING NUMBER	REVISION		
P532 L_200	A		

Responsibility is not accepted for errors made by others in scaling from this drawing. All construction information should be taken from figured dimensions only.

0mm 50mm

A3 Original Sheet Size



First Floor
1 : 100

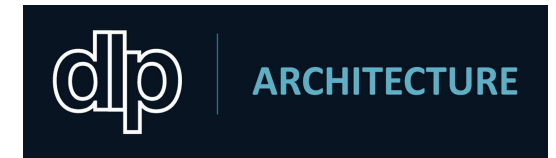
FINISHES KEY:

- A : SLATE GREY ROOFING & RED RIDGE TILES
- B : ALUMINIUM FRAMED GLAZED SHOPFRONT
- C : WHITE DOUBLE GLAZED UPVC WINDOWS & DOORS
- D : BLACK UPVC RAINWATER GOODS ON WHITE TIMBER FASCIA
- E : RENDERED EXTERNAL WALLS
- F : STONEMASONRY EXTERNAL WALLS WITH STONE WINDOW SURROUNDS, BANDING & QUOINS
- G : RED / ORANGE BRICKWORK EXTERNAL WALLS WITH STONE WORK WINDOW SURROUNDS
- H : STAINLESS STEEL GLAZED BALUSTRADE

Planning Issue

21/09/16 A PL AH Amended in line with planners comments 14/09/16

date	rev	name	chk	note



Architectural Design - Feasibility - Planning - Building Control - Construction Details - Sustainable Design
 Systems House 89 Heol Don Cardiff CF14 2AT
 T 02920316857 M 07785582007 info@dlparchitecture.co.uk

PROJECT
 Proposed demolition of existing workshop & erection of new build development to form commercial unit to ground floor & 5 flats over

Workshop at 144 - 146 City Road, Cardiff
 CF24 3DR

DRAWING TITLE
 1st Floor Plan as Proposed

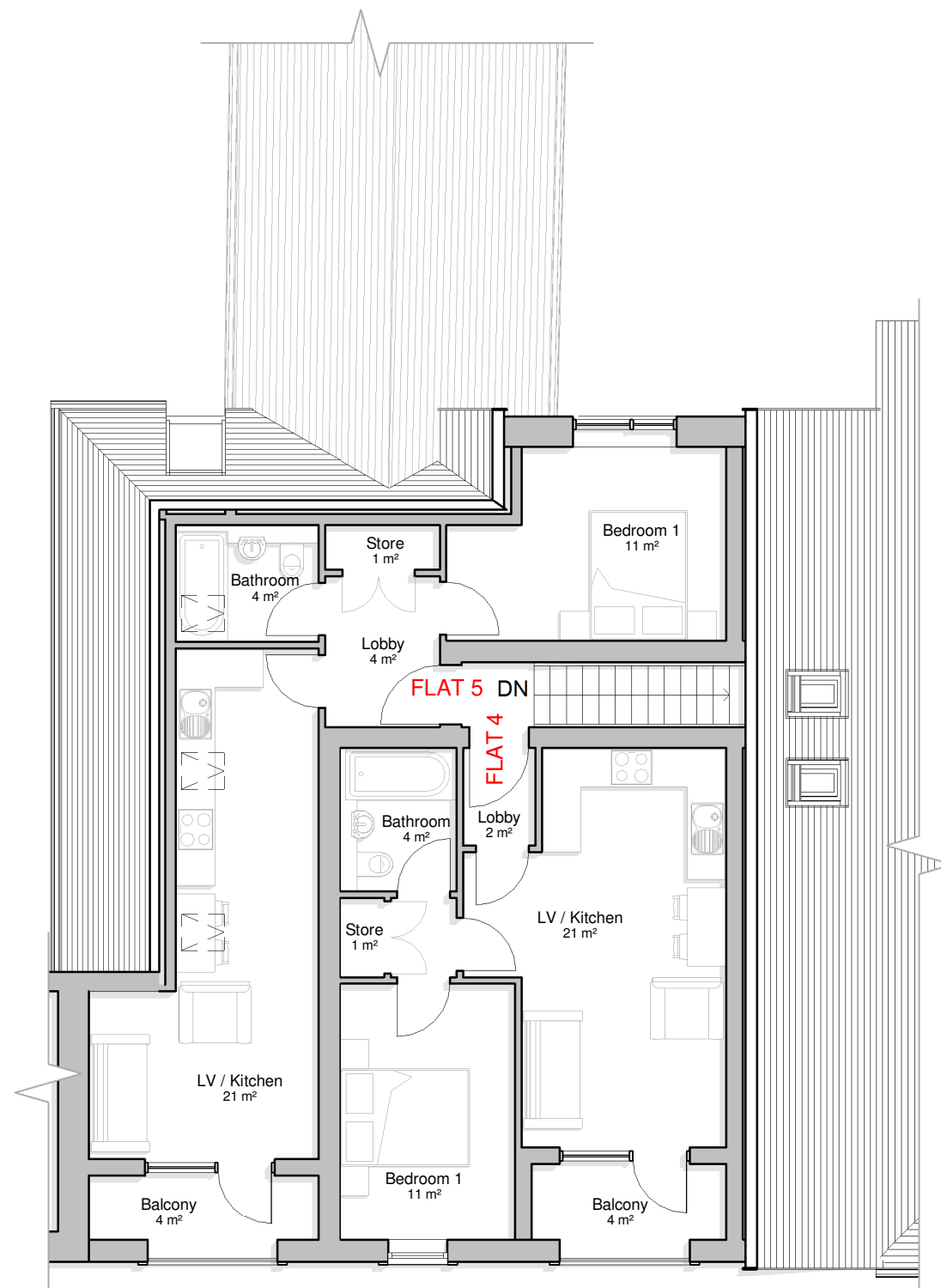
SCALE	DATE	DRAWN BY	CHECKED BY
As indicated	21/07/16	PL	AH

DRAWING NUMBER	REVISION
P532 L_201	A

Responsibility is not accepted for errors made by others in scaling from this drawing. All construction information should be taken from figured dimensions only.

0mm 50mm

A3 Original Sheet Size



Second Floor

1 : 100

FINISHES KEY:

- A : SLATE GREY ROOFING & RED RIDGE TILES
- B : ALUMINIUM FRAMED GLAZED SHOPFRONT
- C : WHITE DOUBLE GLAZED UPVC WINDOWS & DOORS
- D : BLACK UPVC RAINWATER GOODS ON WHITE TIMBER FASCIA
- E : RENDERED EXTERNAL WALLS
- F : STONework EXTERNAL WALLS WITH STONE WINDOW SURROUNDS, BANDING & QUOINS
- G : RED / ORANGE BRICKWORK EXTERNAL WALLS WITH STONE WORK WINDOW SURROUNDS
- H : STAINLESS STEEL GLAZED BALUSTRADE

Planning Issue

21/09/16 A PL AH Amended in line with planners comments 14/09/16

date	rev	name	chk	note



Architectural Design - Feasibility - Planning - Building Control - Construction Details - Sustainable Design
Systems House 89 Heol Don Cardiff CF14 2AT
T 02920316857 M 07785582007 info@dlparchitecture.co.uk

PROJECT

Proposed demolition of existing workshop & erection of new build development to form commercial unit to ground floor & 5 flats over

Workshop at 144 - 146 City Road, Cardiff CF24 3DR

DRAWING TITLE

2nd Floor Plan as Proposed

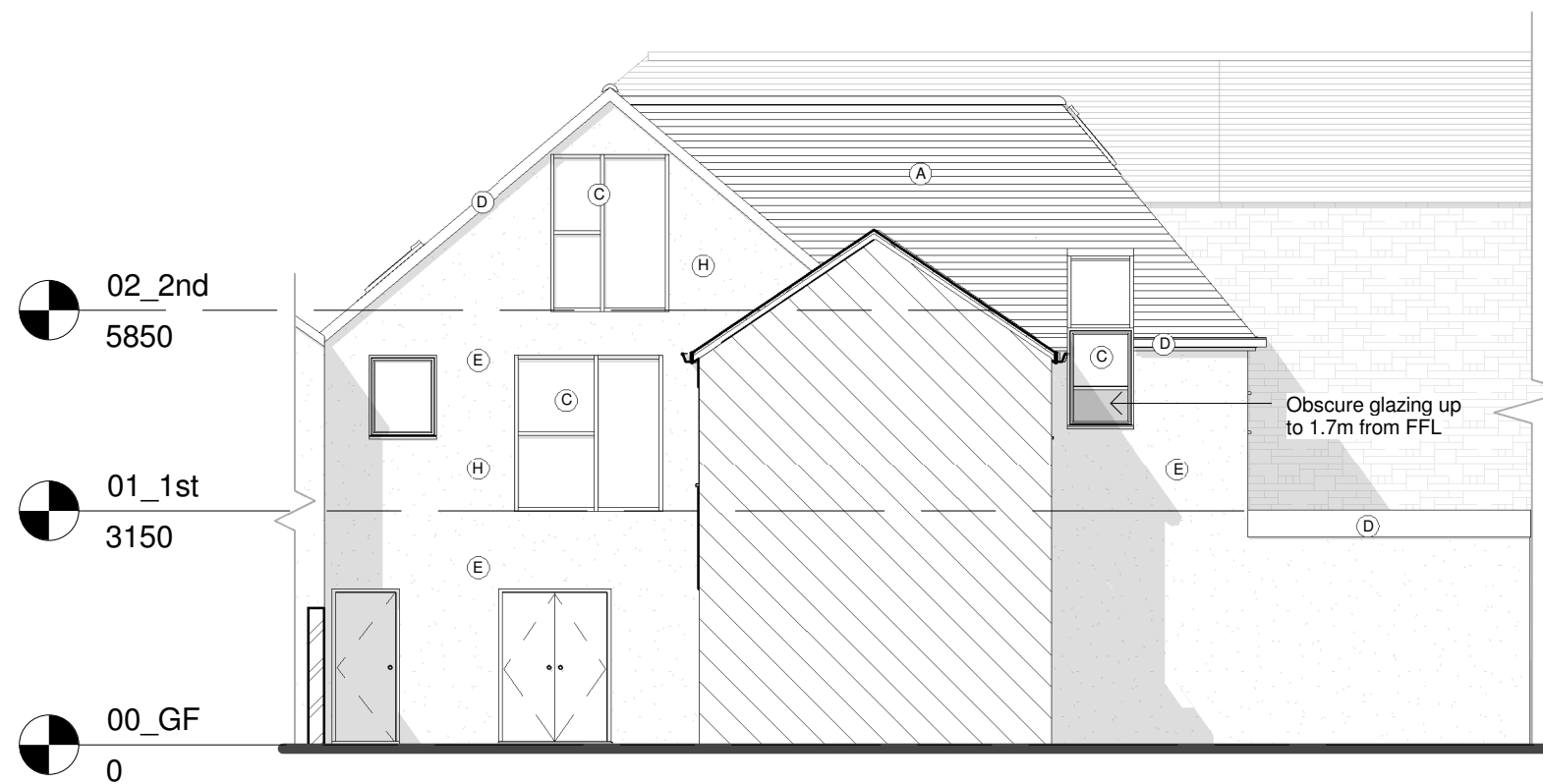
SCALE	DATE	DRAWN BY	CHECKED BY
As indicated	21/07/16	PL	AH
DRAWING NUMBER		REVISION	
P532	L_202		A



South (Front) Elevation
1 : 100

FINISHES KEY:

- A : SLATE GREY ROOFING & RED RIDGE TILES
- B : ALUMINIUM FRAMED GLAZED SHOPFRONT
- C : WHITE DOUBLE GLAZED UPVC WINDOWS & DOORS
- D : BLACK UPVC RAINWATER GOODS ON WHITE TIMBER FASCIA
- E : RENDERED EXTERNAL WALLS
- F : STONEMASONRY EXTERNAL WALLS WITH STONE WINDOW SURROUNDS, BANDING & QUOINS
- G : RED / ORANGE BRICKWORK EXTERNAL WALLS WITH STONE WORK WINDOW SURROUNDS
- H : STAINLESS STEEL GLAZED BALUSTRADE



North (Rear) Elevation
1 : 100

Planning Issue

21/09/16 A PL AH Amended in line with planners comments 14/09/16

date	rev	name	chk	note
21/09/16	A	PL	AH	Amended in line with planners comments 14/09/16



Architectural Design - Feasibility - Planning - Building Control - Construction Details - Sustainable Design
Systems House 89 Heol Don Cardiff CF14 2AT
T 02920316857 M 07785582007 info@dlparchitecture.co.uk

PROJECT
Proposed demolition of existing workshop & erection of new build development to form commercial unit to ground floor & 5 flats over

Workshop at 144 - 146 City Road, Cardiff
CF24 3DR

DRAWING TITLE
Elevations 1 of 2 as Proposed

SCALE	DATE	DRAWN BY	CHECKED BY
As indicated	21/07/16	PL	AH
DRAWING NUMBER		REVISION	
P532	L_210		A

Responsibility is not accepted for errors made by others in scaling from this drawing. All construction information should be taken from figured dimensions only.



A3 Original Sheet Size

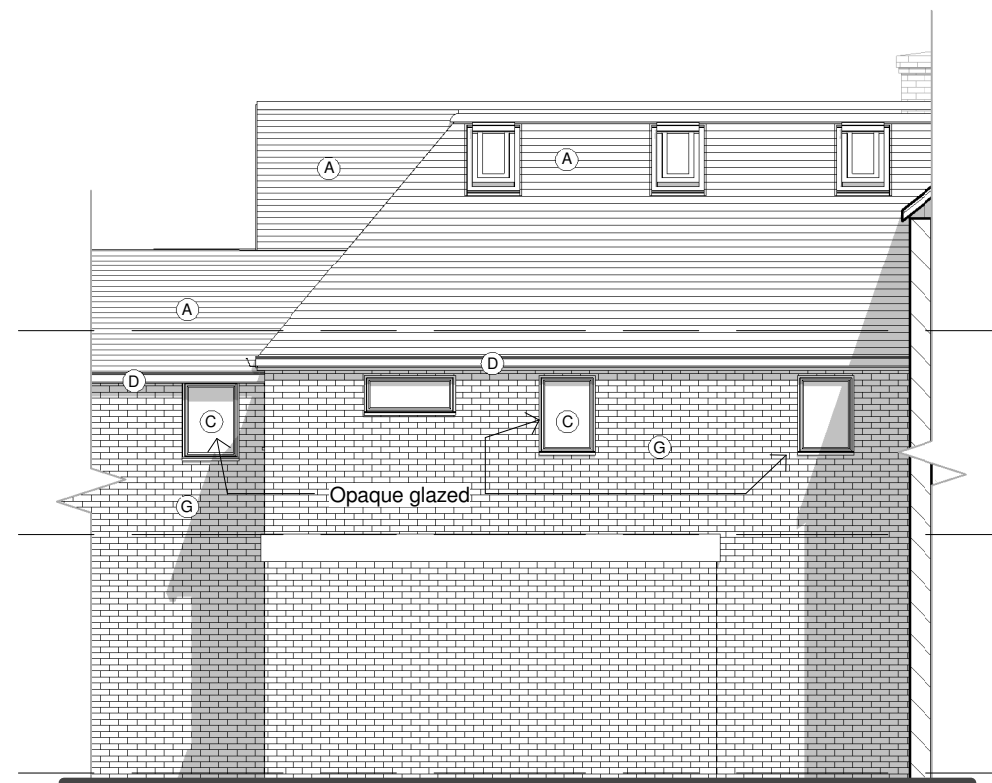
FINISHES KEY:

- A : SLATE GREY ROOFING & RED RIDGE TILES
- B : ALUMINIUM FRAMED GLAZED SHOPFRONT
- C : WHITE DOUBLE GLAZED UPVC WINDOWS & DOORS
- D : BLACK UPVC RAINWATER GOODS ON WHITE TIMBER FASCIA
- E : RENDERED EXTERNAL WALLS
- F : STONEMWORK EXTERNAL WALLS WITH STONE WINDOW SURROUNDS, BANDING & QUOINS
- G : RED / ORANGE BRICKWORK EXTERNAL WALLS WITH STONE WORK WINDOW SURROUNDS
- H : STAINLESS STEEL GLAZED BALUSTRADE

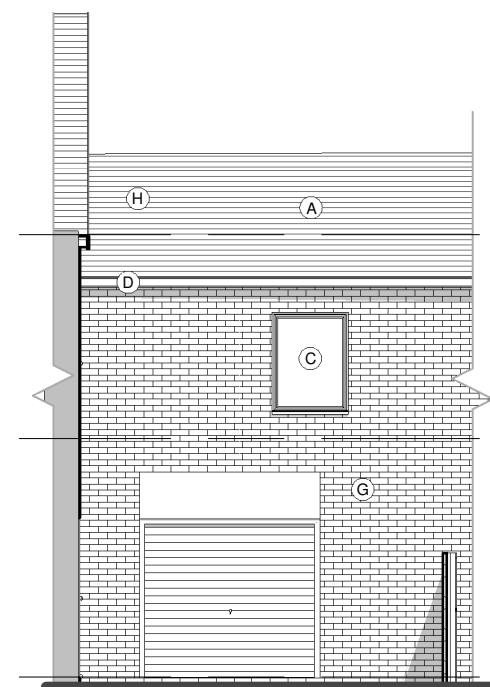
02_2nd
5850

01_1st
3150

00_GF
0



West Elevation
1 : 100



East (Side) Elevation
1 : 100

Planning Issue

21/09/16 A PL AH Amended in line with planners comments 14/09/16

date	rev	name	chk	note
21/09/16	A	PL	AH	Amended in line with planners comments 14/09/16



Architectural Design - Feasibility - Planning - Building Control - Construction Details - Sustainable Design
Systems House 89 Heol Don Cardiff CF14 2AT
T 02920316857 M 07785582007 info@dlparchitecture.co.uk

PROJECT
Proposed demolition of existing workshop & erection of new build development to form commercial unit to ground floor & 5 flats over

Workshop at 144 - 146 City Road, Cardiff
CF24 3DR

DRAWING TITLE
Elevations 2 of 2 as Proposed

SCALE	DATE	DRAWN BY	CHECKED BY
As indicated	22/07/16	PL	AH
DRAWING NUMBER	REVISION		
P532	L_211	A	



Front Perspective View

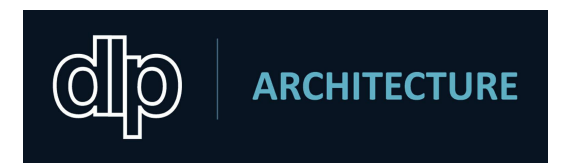
FINISHES KEY:

- A : SLATE GREY ROOFING & RED RIDGE TILES
- B : ALUMINIUM FRAMED GLAZED SHOPFRONT
- C : WHITE DOUBLE GLAZED UPVC WINDOWS & DOORS
- D : BLACK UPVC RAINWATER GOODS ON WHITE TIMBER FASCIA
- E : RENDERED EXTERNAL WALLS
- F : STONEWORK EXTERNAL WALLS WITH STONE WINDOW SURROUNDS, BANDING & QUOINS
- G : RED / ORANGE BRICKWORK EXTERNAL WALLS WITH STONE WORK WINDOW SURROUNDS
- H : STAINLESS STEEL GLAZED BALUSTRADE

Planning Issue

21/09/16 A PL AH Amended in line with planners comments 14/09/16

date	rev	name	chk	note



Architectural Design - Feasibility - Planning - Building Control - Construction Details - Sustainable Design
 Systems House 89 Heol Don Cardiff CF14 2AT
 T 02920316857 M 07785582007 info@dlparchitecture.co.uk

PROJECT

Proposed demolition of existing workshop & erection of new build development to form commercial unit to ground floor & 5 flats over

Workshop at 144 - 146 City Road, Cardiff CF24 3DR

DRAWING TITLE

Perspective View as Proposed

SCALE	DATE	DRAWN BY	CHECKED BY
1 : 50	21/07/16	PL	AH

DRAWING NUMBER	REVISION
P532 L_220	A

COMMITTEE DATE: 09/11/2016

APPLICATION No. **16/01808/MJR** APPLICATION DATE: 26/07/2016

ED: **ADAMSDOWN**

APP: TYPE: Full Planning Permission

APPLICANT: Graduation (Cardiff) Ltd

LOCATION: WEST WING, CARDIFF ROYAL INFIRMARY, NEWPORT ROAD LANE, ADAMSDOWN, CARDIFF, CF24 0SZ

PROPOSAL: TOTAL DEMOLITION OF THE EXISTING BUILDINGS AND REDEVELOPMENT FOR STUDENT ACCOMMODATION (APPROX. 20,391M2) COMPRISING STUDIOS, CLUSTERS AND APARTMENTS, COMMON AMENITY AREAS, EXTERNAL OPEN SPACE AMENITY AREAS, 2NO A1/A2/A3 UNITS AND ASSOCIATED LANDSCAPING AND HIGHWAYS WORKS

RECOMMENDATION 1 : That, subject to relevant parties entering into a binding planning obligation in agreement with the Council under **SECTION 106** of the Town and Country Planning Act 1990, within 6 months of the date of this resolution unless otherwise agreed by the Council in writing, in respect of matters detailed in paragraph 9.2 of this report, planning permission be **GRANTED** subject to the following conditions:

1. C01 Statutory Time Limit

2. The consent relates to the following approved plans:

<i>Dwg. No.</i>	<i>Title</i>
GR_PA_GA_001_REV A:	Site Plan
GR_PA_GA_002_REV A:	Landscape Ground Level Plan
GR_PA_GA_003_REV A:	Ground Floor Plan
GR_PA_GA_004_REV A:	First and Second Floor Plan
GR_PA_GA_005_REV A:	Third and Fourth Floor Plan
GR_PA_GA_006_REV A:	Fifth and Sixth Floor Plan
GR_PA_GA_007_REV A:	Seventh and Eighth Floor Plan
GR_PA_GA_008_REV A:	Ninth and Roof Floor Plan
GR_PA_SEC_001_REV A:	Sections-Elevations
GR_PA_SEC_002_REV A:	West Courtyard Section-Elevation
GR_PA_SEC_003_REV A:	South Courtyard Section-Elevation
GR_PA_SEC_004_REV A:	East Courtyard Section-Elevation
GR_PA_SEC_005_REV A:	North Courtyard Section-Elevation
GR_PA_ELV_001_REV A:	Elevations
GR_PA_ELV_002_REV A:	Moira Terrace South Elevation
GR_PA_ELV_003_REV A:	Howard Gardens West Elevation
GR_PA_ELV_004_REV A:	Newport Road Lane North Elevation
GR_PA_ELV_005_REV A:	Glossop Road East Elevation
GR_PA_DET_001_REV A:	Moira Terrace and West Courtyard

GR_PA_DET_002_REV A:	Detail Elevations Newport Road Lane and Glossop Road Detail Elevations
GR_PA_DET_003_REV A:	Moirra Terrace and Glossop Road Detail Elevations

Reason: The plans amend and form part of the application.

3. Any A3 use shall be restricted to café/ restaurant type uses where the primary function is the sale and consumption of food within the premises, and for no other A3 Use Class unless otherwise agreed in writing by the Local Planning Authority.
Reason: To ensure the amenity of future residents and occupiers of other premises in the vicinity are protected.
4. No member of the public shall be admitted to or allowed to remain on any A3 premises between the hours of 23:00 and 08.00 hrs. on any day.
Reason: To ensure that the amenities of neighbours and future occupiers are protected.
5. There shall be no arrival, departure, loading or unloading of vehicles between the hours of 20.00 and 08.00 hrs.
Reason: Reason: To ensure that the amenities of neighbours and future occupiers are protected.
6. No above ground superstructure works shall be commenced until samples of the external finishing materials have been submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
Reason: To ensure a satisfactory finished appearance to the development.
7. *Submission of Remediation Scheme and Verification Plan:* Prior to the commencement of the development a detailed remediation scheme and verification plan to bring the site to a condition suitable for the intended use by removing any unacceptable risks to human health, controlled waters, buildings, other property and the natural and historical environment, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include all works to be undertaken, proposed remediation objectives and remediation criteria, a timetable of works and site management procedures.
Reason: To ensure that any unacceptable risks from land contamination to the future users of the land, neighbouring land, controlled waters, property and ecological systems are minimised, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.
8. *Undertaking of Remediation and Issue of Verification Report:* The remediation scheme as approved by the LPA must be fully undertaken in accordance with its terms prior to the occupation of any part of the

development unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works. Within 6 months of the completion of the measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that any unacceptable risks from land contamination to the future users of the land, neighbouring land, controlled waters, property and ecological systems are minimised, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

9. *Identification of Unsuspected Contamination:* In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing within 2 days to the Local Planning Authority, all associated works must stop, and no further development shall take place unless otherwise agreed in writing until a scheme to deal with the contamination found has been approved. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme and verification plan must be prepared and submitted to and approved in writing by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be submitted to and approved in writing by the Local Planning Authority. The timescale for the above actions shall be agreed with the LPA within 2 weeks of the discovery of any unsuspected contamination. Reason: To ensure that any unacceptable risks from land contamination to the future users of the land, neighbouring land, controlled waters, property and ecological systems are minimised.
10. *Importation of Soils:* Any topsoil [natural or manufactured], or subsoil, to be imported shall be assessed for chemical or other potential contaminants in accordance with a scheme of investigation which shall be submitted to and approved in writing by the Local Planning Authority in advance of its importation. Only material approved by the Local Planning Authority shall be imported. All measures specified in the approved scheme shall be undertaken in accordance with the relevant Code of Practice and Guidance Notes. Subject to approval of the above, sampling of the material received at the development site to verify that the imported soil is free from contamination shall be undertaken in accordance with a scheme and timescale to be agreed in writing by the LPA.
Reason: To ensure that the safety of future occupiers is not prejudiced.
11. *Importation of Aggregates:* Any aggregate (other than virgin quarry stone) or recycled aggregate material to be imported shall be assessed for chemical or other potential contaminants in accordance with a scheme of investigation which shall be submitted to and approved in writing by the Local Planning Authority in advance of its importation.

Only material approved by the Local Planning Authority shall be imported. All measures specified in the approved scheme shall be undertaken in accordance with Pollution Control's Imported Materials Guidance Notes. Subject to approval of the above, sampling of the material received at the development site to verify that the imported soil is free from contamination shall be undertaken in accordance with a scheme and timescale to be agreed in writing by the LPA. Reason: To ensure that the safety of future occupiers is not prejudiced.

12. *Use of Site Won Material:* Any site won recycled aggregate materials shall be assessed for chemical or other potential contaminants in accordance with a scheme of investigation which shall be submitted to and approved in writing by the Local Planning Authority in advance of its reuse. Only material approved by the Local Planning Authority shall be reused.
Reason: To ensure that the safety of future occupiers is not prejudiced.
13. No development other than demolition and remediation works shall take place until a site assessment, including ground permeability testing, has been undertaken to determine whether sustainable drainage techniques can be utilised, and a drainage scheme for the disposal of both surface water and foul water including any connection to the existing drainage system has been submitted to and approved by the Local Planning Authority. The works shall be implemented in accordance with the approved details.
Reason: To ensure an orderly form of development.
14. Unless otherwise agreed in writing with the LPA no development other than demolition and remediation works shall take place until a potable water scheme to satisfactorily accommodate the site has been submitted to and approved in writing by the LPA. The scheme shall be implemented in accordance with the approved details prior to beneficial occupation.
Reason: To ensure future residents can be adequately supplied with water, and to protect existing residents from any undue detriment.
15. In accordance with the Planning Noise Assessment report by WSP/ Parsons Brinckerhoff dated September 2016 all trickle vents to windows to habitable room windows shall have an insertion loss (Rw) of no less than 27dB.
Reason: To ensure the amenity of future occupiers is not prejudiced.
16. A scheme of sound insulation works to the floor/ceiling and party wall structures between the commercial units and any residential accommodation shall be submitted to and agreed by the Local Planning Authority in writing and implemented prior to occupation.
Reason: To ensure that the amenities of future occupiers are protected.
17. No above-ground development shall take place until a scheme showing details of the 256 undercover and secure cycle parking spaces and 68

external cycle parking spaces has been submitted to and approved in writing by the Local Planning Authority and the development shall not be brought into beneficial use until the approved scheme is implemented.
Reason: To ensure that adequate provision is made for the secure parking of cycles.

18. No part of the development hereby permitted shall be commenced until a scheme of construction management has been submitted to and approved by the Local Planning Authority, to include as required but not limited to, details of site/compound, details of highway/footway closures, site hoardings and access/egress, etc. Construction of the development shall be managed strictly in accordance with the scheme so approved.
Reason: In the interests of highway safety and public amenity.
19. No part of the development hereby permitted shall be occupied until a travel/ parking/ traffic/ resident/ letting management plan to include the promotion of public transport and other alternatives to the private car; the management of traffic at the start and end of term; the control of vehicular access to the site; and the exclusion and control of student resident car parking within the site and surrounding area, has been submitted to and approved by the Local Planning Authority.
Reason: in the interest of highway safety and to regulate the impact of the development on use of the adjacent highway.
20. No part of the development hereby permitted shall be occupied until a scheme of environmental improvements to the adjacent footways of Glossop Road and Moira Terrace and adjacent footways/ carriageways of Newport Road Lane and the rear lane to the west of the site linking Newport Road Lane and Moira Terrace. The works should include as required, but not be limited to surfacing, kerbs, edging, drainage, lighting, lining, signing, street furniture, soft landscaping and Traffic Orders as may be required as a consequence of the development. The agreed scheme to be implemented to the satisfaction of the LPA prior to beneficial occupation of the site.
Reason: To facilitate safe and efficient access to and egress from the proposed development by the incoming residents; and reinstatement of the adjacent public highway in the interests of highway and pedestrian safety.
21. No above ground superstructure works shall take place until full details of hard and soft landscaping have been submitted to and approved in writing by the LPA. The submitted details shall include a scaled planting plan, plant schedule, topsoil and subsoil specification, tree pit section and plan views for different situations, planting methodology and 5 year aftercare methodology. Unless otherwise agreed in writing with the LPA, landscaping shall include provision for x2 Tilia Tomentosa 'Brabant' on the Glossop Road frontage, each to have access to a minimum 30m³ root available soil volume, largely as soft landscape; x5 Betula 'Edinburgh' on the Moira Terrace frontage with access to a minimum of 15m³ root available soil volume per tree, provided largely as soft

landscape, or, if the treatment is largely hard landscape, the species to be Betula Nigra 'Dura Heat' = 'BMNTF', Betula Nigra 'Heritage', Gleditsia Triacanthos 'Draves Street Keeper', or Tilia Cordata 'Streetwise', with access to a minimum 15m³ root available soil volume per tree; x4 Malus Baccata 'Street Parade', Malus Trilobata, Prunus x Hillieri 'Spire' or Sorbus x Arnoldiana 'Schouten', or a mixture thereof on the Newport Road Lane frontage, each having access to a minimum 15m³ root available soil volume, and x3 Malus Trilobata on the Glossop Road frontage, each having access to a minimum 15m³ root available soil volume. The scheme shall be implemented in accordance with the approved details.

Reason: In the interests of visual amenity.

22. C4R Landscaping Implementation

RECOMMENDATION 2: The highway works condition and any other works to the existing public highway (to be undertaken by the developer) are to be subject to an agreement under Section 278 Highways Act 1980 between the developer and Local Highway Authority.

RECOMMENDATION 3 : The contamination assessments and the affects of unstable land are considered on the basis of the best information available to the Planning Authority and are not necessarily exhaustive. The Authority takes due diligence when assessing these impacts, however you are minded that the responsibility for

- (i) determining the extent and effects of such constraints and;
- (ii) ensuring that any imported materials (including, topsoils, subsoils, aggregates and recycled or manufactured aggregates / soils) are chemically suitable for the proposed end use. Under no circumstances should controlled waste be imported. It is an offence under section 33 of the environmental Protection Act 1990 to deposit controlled waste on a site which does not benefit from an appropriate waste management license. The following must not be imported to a development site:
 - Unprocessed / unsorted demolition wastes.
 - Any materials originating from a site confirmed as being contaminated or potentially contaminated by chemical or radioactive substances.
 - Japanese Knotweed stems, leaves and rhizome infested soils. In addition to section 33 above, it is also an offence under the Wildlife and Countryside Act 1981 to spread this invasive weed; and
- (iii) the safe development and secure occupancy of the site rests with the developer.

Proposals for areas of possible land instability should take due account of the physical and chemical constraints and may include action on land reclamation or other remedial action to enable beneficial use of unstable land.

The Local Planning Authority has determined the application on the basis of the information available to it, but this does not mean that the land can be considered free from contamination.

RECOMMENDATION 4 : To protect the amenities of occupiers of other premises in the vicinity attention is drawn to the provisions of Section 60 of the Control of Pollution Act 1974 in relation to the control of noise from demolition and construction activities. Further to this the applicant is advised that no noise audible outside the site boundary adjacent to the curtilage of residential property shall be created by construction activities in respect of the implementation of this consent outside the hours of 0800-1800 hours Mondays to Fridays and 0800 - 1300 hours on Saturdays or at any time on Sunday or public holidays. The applicant is also advised to seek approval for any proposed piling operations.

1. **DESCRIPTION OF PROPOSED DEVELOPMENT**

- 1.1 A detailed application for demolition and redevelopment for student accommodation (644 bedspaces) and communal spaces together with two retail units (A1, A2, A3 uses), landscaped courtyard, and public realm improvements both adjoining the site and off-site.
- 1.2 The proposals are for the construction of a perimeter block enclosing a large central courtyard for the use of the students. The southern wing facing Moira Terrace is 4 storeys in height and is sited 6m back from the pavement permitting the introduction of a small front garden, street trees and a significantly wider pavement.
- 1.3 The east and west wings facing Glossop Road and Howard Terrace respectively are 7 storeys high and also set back from the pavement to create space for a large area of public realm at the main entrance on Glossop Road, and a smaller area of public realm and an area for servicing and operational parking on the lane on the western edge of the site.
- 1.4 The northern wing of the building fronting Newport Road Lane varies between 5 storeys and 10 storeys with the highest tower element (located on the north-east corner) forming a local landmark in views from Newport Road.
- 1.5 Materials: The facades are layered and predominantly brick, darker at the base and lighter in the middle levels, giving way to glazing at the higher levels. The facades have also been broken up using setbacks and different materials to further reduce the visual impact, especially in terms of bulk and massing. Vertical offset openings also contribute to reduced massing.
- 1.6 The main pedestrian entrance is on Glossop Road, terminating the vista from Longcross Street. A secondary main entrance is located on the other side of the development directly opposite Howard Terrace. The two entrances are linked by the central courtyard and are designed to be permeable and transparent giving views into and out of the development.

- 1.7 The 2no. ground floor retail units are located on Glossop Road on the SE and NE corners. The unit at the junction of Glossop road and Moira Terrace has a projecting single storey main entrance with terrace over which is set back from the pavement edge and there is the potential to create a small outdoor sitting area.
- 1.8 The central courtyard has an area in excess of approximately 1,200 sqm. The reduced height of the proposed development to the south allows sunlight to reach the centre of the space which will include water features and a series of routes defining smaller areas. Benches, planters and hedges are located throughout the central courtyard and the other landscaped areas to provide a variety of open spaces.
- 1.9 *Communal facilities:* Substantial common areas comprising common room, library, quiet rooms, multi-media room (cinema, music room, games consoles etc), yoga room, gym, dining room etc are located on the ground floor and separate common areas are included on five levels on the eastern side and six levels on the western side (available for all students). Approx. total area in excess of 1,000 sqm.
- 1.10 *Parking and servicing:* The proposed development will be predominantly car free, with three disabled spaces and two spaces for staff/maintenance only on the service lane running between Newport Road Lane and Moira Terrace. All other students will not have access to an allocated car parking space and will be subject to the terms of their tenancy agreement, which require that all residents do not operate a vehicle within 3km of the development.
- 1.11 The bike store provides for 256 bikes in a double stacking arrangement. A further 68 bike spaces are provided externally under covered canopies. Total 324 cycle parking spaces, resulting in approximately one cycle space per two bedrooms.
- 1.12 Two short stay loading/ parking laybys are located on Newport Road Lane. The laybys allow larger vehicles to access the site, with the potential to informally assist drop off and pick up arrangements for Tredegarville Primary School. The small retail unit on the SE corner can be serviced direct from the highway. Newport Road Lane will be one way in a westbound direction between Glossop Road and Howard Gardens
- 1.13 Refuse vehicles will access the binstores via Newport Road Lane and the widened carriageway between Newport Road Lane and Moira Terrace on the western boundary.
- 1.14 A detailed travel plan outlines arrangements for managing student pick-up and drop-off at the start and end of each year.
- 1.15 *Public realm improvements:* New public realm and landscaping (including new street trees) is proposed on the widened Moira Terrace footway to the southern edge of the site. Significant new areas of landscaped public realm are created at the east and west main entrances to the development. A new pedestrian

footway will be provided along the Newport Road Lane frontage of the site and the site's western edge to encourage pedestrian movement throughout the local area. This will form part of the upgrading of the service lane running between Newport Road Lane and Moira Terrace, removing the gates and opening the lane up and providing increased natural surveillance. The lane will be one way southbound.

- 1.16 In addition wider off-site pedestrian improvements will be brought forward as part of the development proposals to facilitate movement between the application site and the neighbouring Howard Gardens student development and the city centre.
- 1.17 These proposals comprise a pedestrian square linking the site with footways on Howard Terrace, the carriageway of which will also be resurfaced. A build-out will be provided at the junction of Howard Terrace and Howard Gardens in order to reduce vehicle speeds and improve visibility and crossing widths for pedestrians. A proposed uncontrolled pedestrian crossing will be provided at the northern end of Howard Gardens, and the footway on the south side of Newport Road Lane linking Howard Gardens to the northern corner of the Howard Gardens student accommodation development site will be widened.
- 1.18 Pre-application discussions have been held with Council Officers. In summary, the bulk and massing of the proposed development has been reduced from earlier iterations to reduce overlooking and overbearing impacts, particularly on the northern elevation. The height in the north western corner in particular was reduced and effectively relocated to the north eastern corner to provide a landmark local feature.
- 1.19 The following supporting information is submitted:
 - Design and Access Statement
 - Planning and Retail Statement
 - Demolition Statement
 - Waste Strategy and Management Plan
 - Ground Conditions Desk Study Report
 - Ground Investigation Interpretative Report
 - Arboricultural Planning Statement, revised Oct 16
 - Drainage Statement
 - Transport Statement (incl. Framework Travel Plan), revised Oct 16
 - Daylight and Sunlight Report
 - Planning Noise Assessment
 - Air Quality Impact Assessment
 - Archaeology and Heritage Assessment
 - Ecology Cover Note
 - Emergence/ Return Bat Surveys
 - Extended Phase 1 Habitat Survey & Bat Roost Assessment
 - Energy Statement
 - BREEAM 2014 Pre-assessment, revised Oct 16
 - Illustrative information (aerial & street visuals & façade details), rev Oct 16

- Landscape Illustrative Information

2. **DESCRIPTION OF SITE**

- 2.1 The site is located on the edge of the Cardiff & Bay Business Area in a highly sustainable location. It is a flat, square piece of land which is currently occupied by a 6 storey vacant former hospital building, a single storey dialysis unit and a two storey print room with (comprising a total floorspace on site on 7,516m²), both of which are currently occupied. An electricity substation is centrally located within the Application Site. The remainder of the site comprises a car park of approximately 100 spaces, which is not available for public use. Four trees are located on the north east/north west boundaries. The site measures approximately 0.67ha.
- 2.2 The site is bounded to the north east by Glossop Road, the Grade II listed Cardiff Royal Infirmary and a vacant public house, to the south east by the Grade II listed residential properties on Moira Terrace, to the south west by a lane and the side of residential properties in Howard Terrace and to the north west by Newport Road Lane and Tredegarville Primary School.
- 2.3 A number of tall buildings lie further afield (to the north west) on Newport Road including the Grade II listed St James' Church, the 15 storey Admiral House, the 15 storey Mercure Holland House and the 14 storey Eastgate House. Victorian era two storey terraced streets lie further to the east and south east and the Howard Gardens Bowling Green and children's play area lie beyond the residential properties in Howard Terrace to the south west.
- 2.4 Further to the south west of the bowling green and play area lies the Howard Gardens University of Wales Institute Campus. Full planning permission has recently been granted for the demolition of the existing buildings at this site and the redevelopment for bespoke student accommodation in two blocks providing 671 student bed spaces in a building of varying heights, up to 8 storeys in the north east corner (14/02670/MJR). Works have started on site.
- 2.5 Two conservation areas (Tredegarville and Wordsworth Avenue) lie to the north of Newport Road, approx. 220m from the Application Site, and the Stephenson Court Air Quality Management Area (AQMA) lies outside the Cardiff Royal Infirmary on Newport Road, approx. 90m from the Application Site.

3. **PLANNING HISTORY**

- None

Related planning history

- 14/2670/MJR PP granted May 2015 for demolition of UWIC buildings and redevelopment of a 671 student accommodation block located 120m to the west of the application site. The consented proposals are of similar size and scale to the application under consideration. The development has commenced.

4. **POLICY FRAMEWORK**

National policy

- 4.1 Planning Policy Wales (PPW) Edition 8, 2016 favours the sustainable re-use of previously developed land.
- 4.2 The following Technical Advice Notes (TANs) are relevant:
- TAN 12: Design (2009)
- 4.3 The following policies of the recently adopted 2016 City of Cardiff LDP are relevant to the consideration of this application:-
- KP2(A) Cardiff Central Enterprise Zone and Regional Transport Hub
 - KP5 Good Quality and Sustainable Design
 - KP6 New Infrastructure
 - KP7 Planning Obligations
 - KP10 Central and Bay Business Areas
 - C1 Community Facilities
 - C5 Provision for Open Space, Outdoor Recreation, Childrens' Play and Sport
 - EC3 Alternative Use of Employment Land and Premises
 - EC4 Protecting Offices in the Central and Bay Business Areas
 - EN3 Landscape Protection
 - EN12 Renewable Energy and Low Carbon Technologies
 - R6 Retail Development (Out of Centre)
 - R8 Food and Drink Uses
 - T1 Walking and Cycling
 - T5 Managing Transport Impacts
- 4.4 The following Supplementary Planning Guidance relates to the previous 1996 Local Plan. It is under review following the adoption of the LDP however it remains a material consideration in considering the application insofar as it is consistent with LDP policy:
- Safeguarding Land for Business and Industry SPG (June 2006)
 - Tall Buildings (2009)
 - Open Space (2008)
 - Community Facilities and Residential Development (2007)
 - Premises for Eating, Drinking and Entertainment in the City Centre (2000)
 - Access, Circulation and Parking Requirements (2010)
 - Waste Collection and Storage Facilities (2007)

5. **INTERNAL CONSULTEE RESPONSES**

- 5.1 **Land Use Policy & Regeneration:** The application site comprises a vacant 6 storey building, formerly used by Cardiff Royal Infirmary, a car park, a 2 storey dialysis unit and print room and falls within the settlement boundary as defined by the LDP but has no specific policy designation or allocation. The site lies adjacent to the Central Business Area and the existing uses are not afforded

any policy protection. Purpose-built student accommodation in such a sustainable location is considered an appropriate use.

- 5.2 The proposal also includes 2 retail units at the ground floor measuring 363sqm in total, for A1/A2/A3 uses. This allows for flexibility and the units could cater for a variety of uses including convenience store, hairdressers, estate agents, coffee shop etc.
- 5.3 The retail floorspace proposed falls outside of the Central Shopping Area as defined by Policy R2, and is also located outside of any designated district or local centre as defined by Policies R4 and R5 and is in an out-of-centre location in terms of retail policy. The retail floorspace should therefore be assessed against Policy R6: Retail Development (Out-of-Centre).
- 5.4 Policy R6 permits retail development at an out-of-centre location where:
- There is a need for the proposed floorspace;
 - The need cannot be satisfactorily accommodated within or adjacent to the Central Shopping Area, District or Local Centre;
 - The proposal would not cause harm to the vitality, attractiveness or viability of designated centres;
 - The site is accessible by a choice of means of transport and;
 - The proposal is not on land designated for other uses.
- 5.5 The applicants have provided a retail statement in support of the application which assesses the proposed retail floorspace against these criteria and concludes:
- The accommodation proposed will provide for 646 students in self- catered accommodation which will create a significant on-site demand for additional retail facilities for example, in the form of a convenience store to cater for the everyday top-up shopping needs of students;
 - In relation to the sequential test, the retail floorspace is intended to meet the demand generated by the new student population on this site and therefore could only be met at the application site and while there may be vacant units in designated centres they would not meet the demand generated by the development;
 - The proposed retail is a modest size (363sq m) and not of a scale that could adversely impact on designated centres;
 - The site lies in a sustainable location, in close proximity to Newport Road, one of the main arterial routes into the city and which benefits from a dedicated bus lane and frequent bus services.
- 5.6 Assessed against this policy framework, given the scale and nature of the proposed retail floorspace i.e. 363sq m intended as complimentary/ancillary retail facilities to meet the on- site demands generated by a new student population, the conclusions in the retail statement in relation to need, sequential test and impact are considered reasonable. As such, the application raises no land use policy concerns.
- 5.7 Strategic Planning (Regeneration) Considerations: The application is for the demolition of a vacant former hospital building and the redevelopment of the

site for student accommodation. This is a large scale proposal, where the introduction of circa 20,000sqm of student accommodation floor space (646 bed spaces) will place increased pressure on the surrounding pedestrian environment.

- 5.8 Planning Policy Wales, Paragraph 3.4.3 states that 'When a new building is proposed, an existing building is being extended or altered, or a change of use is proposed, developers should consider the need to make it accessible for all those who might use the building. The appropriate design and layout of spaces in, between and around buildings, including parking provision and movement routes, is particularly important in ensuring good accessibility'. Cardiff Local Development Plan Policy KP6 (New Infrastructure) seeks that new developments will make appropriate provision for, or contribute towards, necessary infrastructure required as a consequence of proposed development, including public realm improvements.
- 5.9 The West Wing of the Cardiff Royal Infirmary site is located at the junction of Glossop Road and Moira Terrace. Newport Road Lane borders the site to the north and a further lane, which currently provides a significantly poor quality pedestrian environment, is situated to the west. To help integrate the proposed building with the surrounding area and to improve pedestrian movements to, from and around the site, the following public realm works are sought as part of the development (as identified on Plan 1):
- The resurfacing of all footways and carriageways with black macadam;
 - The removal of all existing kerbs / channels and replacement with concrete products to tie-in with recently completed works along Glossop Road;
 - The removal of guard railings along Newport Road Lane and replacement with new guard rails or bollards;
 - The installation of tactile paving at the junction of the rear lane / Moira Terrace.
- 5.10 The application currently proposes an area of soft landscaping enclosed by a dwarf wall to the frontage of the development along Moira Terrace. In addition to the works identified above, it is requested that this dwarf wall be set back within the sites boundary in order to provide a widened footway and increased pedestrian movement space along this section of the street. The trees to Moira Terrace currently identified in the applicants DAS would be expected to be incorporated into the design the revised footway layout.
- 5.11 To ensure that the proposed scheme of improvements immediately surrounding the site is provided in a timely manner, it is requested that the developer undertake the public realm works as part of their development.
- 5.12 **Parks Service:** The proposed development is subject to LDP Policy C5 Provision for Open Space, Outdoor Recreation, Children's Play and Sport, and the 2008 Supplementary Planning Guidance for Open Space which sets out the Council's approach to open space provision.
- 5.13 The Council's LDP requires provision of a satisfactory level and standard of open space on all new housing/student developments, or an off-site

contribution towards existing open space for smaller scale developments where new on-site provision is not applicable.

- 5.14 Based on the 2009 Cardiff Council Open Space Survey the Adamsdown ward, in which the development is situated, is deficient in opens space provision by 19.51 hectares (Measured by the Fields in Trust recommended standard of 2.43 hectares per 1000 population). The quality and facilities of existing open spaces also require improvement, with additional capacity to take into account the increased residential population resulting from the development.
- 5.15 Based on the information provided on the number and type of units, I have calculated the additional population generated by the development to be 646. This generates an open space requirement of 1.38ha of on-site open space based on the criteria set for Student accommodation, equivalent to an off-site contribution of £318,982.
- 5.16 However this figure has been adjusted downwards to take account of the open space within the central courtyard and the linear gardens, which although not being truly public open space will provide significant recreational opportunities for students, thereby relieving pressure on adjacent public open space. The linear garden also provides a significant improvement to the public realm, with a number of trees being provided, which will positively impact the streetscape.
- 5.17 The central courtyard and linear gardens have been measured at 0.1 hectares (see plan showing areas – calculation for central courtyard included footpaths directly around the central space which are not shaded on plan), resulting in a reduction of the contribution to £295,800.
- 5.18 The calculation for student accommodation applies a lower rate compared to the full amount required for general purpose housing. This takes into account omission of the play provision element which is not applicable and the resident's accessibility to student sports facilities.
- 5.19 In the event that the Council is minded to approve the application, I assume it will be necessary for the applicant and the Council to enter into a Section 106 Agreement to secure payment of the contribution.
- 5.20 The Public Open Space Contribution shall be used by the Council towards the design, improvement and/or maintenance of public open space within the locality of the development site. The closest areas of existing recreational open space are **Cemetery Park and Adamsdown Square**.
- 5.21 **Community facilities:** The Neighbourhood Regeneration Officer notes that the development proposes on-site facilities for the new student population and requests a reduced financial contribution of £100,000. In the absence of community facilities on site based on a student population of 644 the contribution calculated in accordance with the SPG would be £264,040.
- 5.22 **Transportation:** The submission is considered acceptable subject to the following comments and conditions:

- 5.23 The adopted Access, Circulation and Parking Standards SPG confirms that up to one parking space per 25 beds may be provided for operational use, amounting to a maximum of 28 spaces for the proposed development; there is no requirement for on-site resident or visitor car parking. I am therefore satisfied that subject to the cycle parking condition, the application is compliant with adopted parking policy.
- 5.24 The Officer is satisfied, subject to agreement of the Traffic Management Plan, that there is sufficient capacity within the adjacent public highway to manage the arrival and departure of the student residents at the start and end of term. This approach is consistent with a number of other similar student residences. It should also be noted that the incoming student residents would not qualify for Resident Parking Permits, and that the letting/management plan will control vehicle access to and student car parking within the site, and surrounding area.
- 5.25 It is noted that the site is located within easy reach of a well-served, high frequency main bus corridor (Newport Road), with inbound and outbound stops/services. The site is also within an easy, level walk or cycle of the City Centre, with the employment, shopping, entertainment, leisure, university and other facilities/amenities such a location affords.
- 5.26 Highway records show that part of the area of Newport Road Lane public highway may be within the application site red line and may therefore require a stopping-up order to extinguish the highway rights.
- 5.27 Standard cycle parking, construction management plan, combined travel and student accommodation traffic management plan, and highway works conditions are requested.
- 5.28 **Highways (drainage):** No observations received.
- 5.29 **Pollution Control (Contaminated Land):** No objection subject to standard contaminated land remediation and verification plan, remediation and verification implementation, unforeseen contamination, imported aggregates, imported soils and use of site won materials conditions, and a contamination and unstable land advisory notice.
- 5.30 **Pollution Control (Noise & Air):** The PC Officer comments as follows: The acoustic assessment is satisfactory and recommends conditions that specify the type of glazing and the type of trickle vents to be installed in the development. The AQ assessment conclusion and proposals are acceptable.
- 5.31 **Waste Management:** Following correspondence with the agent Waste Management now has no concerns over the access for refuse collections. Waste Management approves of this development.
- 5.32 **Trees:** The Trees Officer provided detailed comments which were forwarded to the agent. A revised landscaping plan and Arboricultural Planning Statement (APS) have been received. The Tree Officer makes the following comments:

- 5.33 My only concern with this is the proposed line of x5 *Betula* 'Edinburgh' on the Moira Terrace frontage, since the tree pits appear to be in hard landscape. Many *Betula* planted as large trees, particularly into a harsh, urban, hard-scape environment, struggle to establish and thrive. Amongst *Betula* likely to be more tolerant of such conditions and that are likely to deliver a very similar aesthetic impact in relation to the proposed architecture, are the North American selections of the river birch, *Betula nigra*, going by the names of 'Dura Heat' (= 'BNMTF') and 'Heritage'. An alternative tree, also very tolerant of urban environments, would be the thorn-free 'Draves Street Keeper' form of *Gleditsia triacanthos* (honey locust). Like *Betula*, *Gleditsia* has a light, airy canopy, so should have a similar aesthetic impact. Finally, the upright 'Streetwise' form of *Tilia cordata* (small leaved lime) would be appropriate and reflective of the current tree-scape at this site, dominated by European limes (*Tilia x europaea*), but less prone to aphid colonisation and the associated nuisance of honeydew covering street furniture and the face of buildings.
- 5.34 What the indicative details do not provide, is site specific, detailed specifications for planting and aftercare, so much of my suggested condition below remains relevant. In addition, there is no indication of the minimum root available soil volume to be provided for each tree. Adequate provision of root available soil volume is critical to the success of the planting, and commitment to provide specified, minimum volumes should be given as early as possible in the planning process to avoid pitfalls later (usually requirements for services, existing and proposed, including drainage). The indicative use of load bearing soil cells for hard-scape situations is supported, but site specific, product manufacturer specifications, are important in giving comfort regarding achievability.

6. **EXTERNAL CONSULTEE RESPONSES**

- 6.1 **Welsh Water:** No objection subject to potable water and standard drainage details conditions. DCWW have identified water supply problems in the area and this was communicated to the applicant at the pre-app stage and the advice given was that the developer should fund a hydraulic modelling assessment. To date such an assessment has not been carried out hence the need for a condition which requires details of a potable water supply scheme to ensure future residents can be adequately supplied with water, and to protect existing residents from any undue detriment.
- 6.2 **GGAT:** No objection.
- 6.3 **South Wales Police:** No objection and make a number of recommendations relating to lighting, access, security of doors and windows, alarms, installation of CCTV, and opening hours of any A3 retail premises.

7. **REPRESENTATIONS**

- 7.1 The proposals were advertised as a major application in the press and on site, and neighbours and local members were consulted. Three representations have been received from local residents objecting on the following grounds:
- Development should be accommodation for the elderly;
 - Loss of buildings with architectural and historic interest. A new use should be found for such buildings to ensure their retention and enhancement;
 - Given the recent Windsor House and Howard Gardens developments the need for additional student housing in the local area is questioned;
 - Potential delays on Glossop Road caused by vehicles servicing the retail unit.

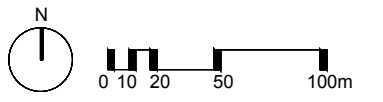
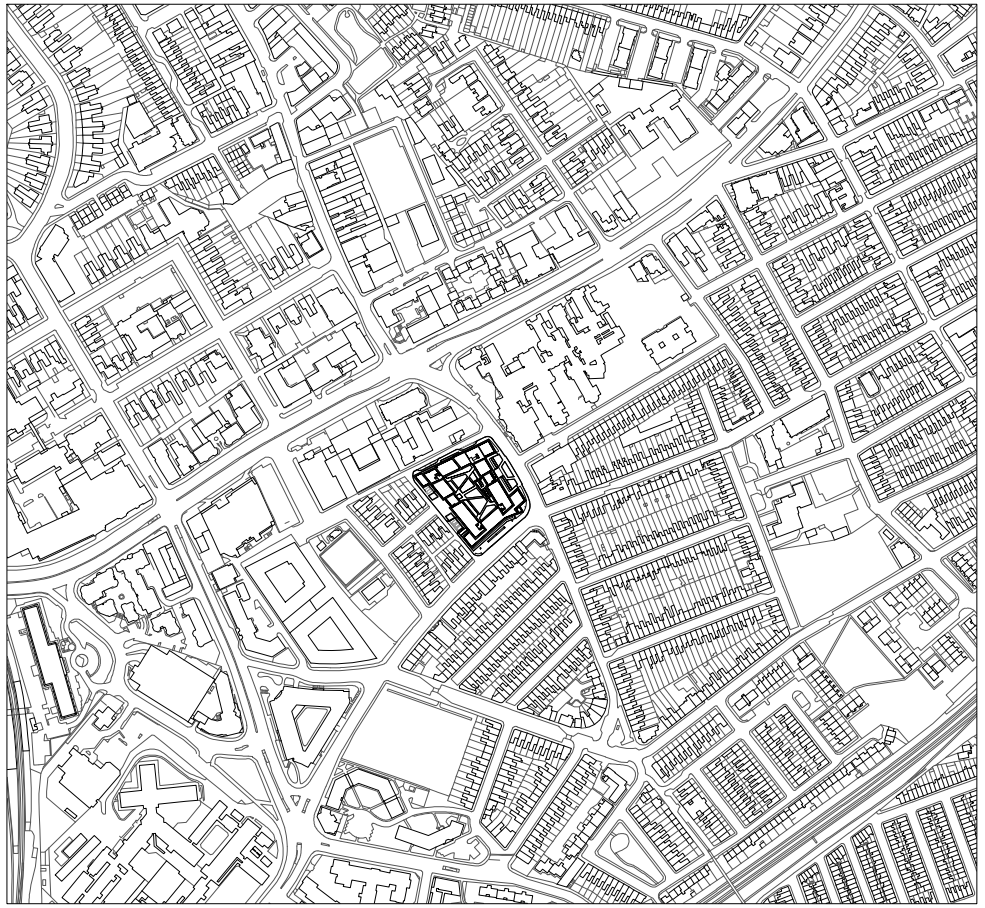
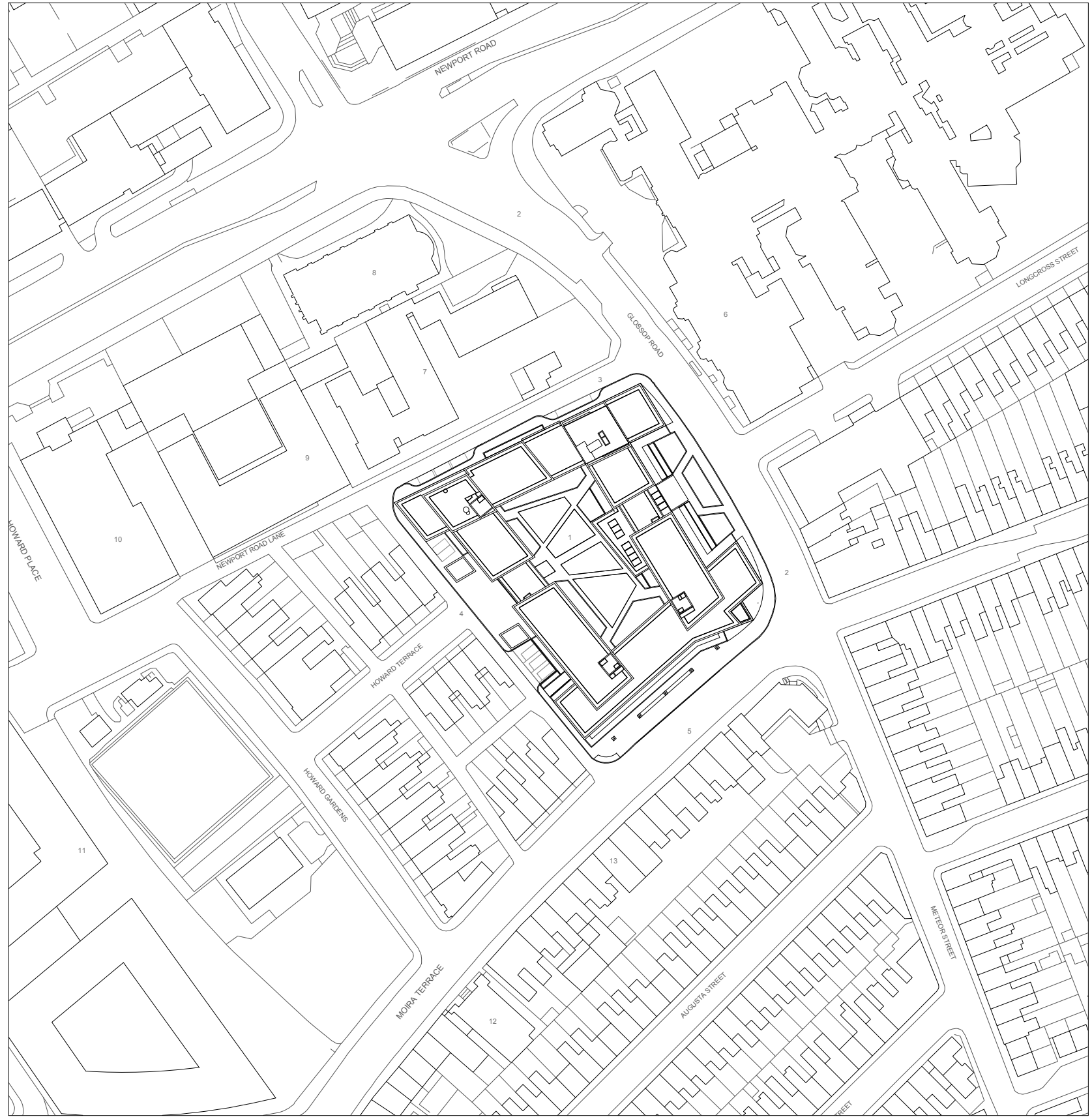
8. **ASSESSMENT**

- 8.1 The site is located adjacent but outside the Central Business Area and the existing former hospital use is not afforded any policy protection. The principle of large purpose-built student housing schemes in or close to the city centre is established.
- 8.2 Notwithstanding the location of the proposed flexible A1/ A2/ A3 retail use (outside the Central Shopping Area and any district or local centres) the scale and nature of the A1 retail floor space, intended primarily as an ancillary facility to meet the on-site demands generated by a new student population, is considered acceptable in land-use policy terms. A condition is imposed to restrict any A3 use to café/ restaurant use only.
- 8.3 The layout, scale and design of the buildings are a significant improvement on the existing health buildings and car park, enhances the immediate area, and creates significant improved areas of public realm adjoining the site. Careful attention has been paid to the footprint, massing and heights of the development to ensure that it responds sensitively to the context of the site and to key views from Newport Road, Longcross Street, and Moira Terrace. Building materials are high quality and appropriate.
- 8.4 The location, scale and design of the proposals preserves the setting of the grade II listed Moira Terrace buildings and the grade II listed Royal Infirmary.
- 8.5 The scheme benefits from a range of onsite community facilities and a significant element of outdoor amenity space and public realm, and this is reflected in reduced s106 financial contributions.
- 8.6 The loss of 3no. category B trees is adequately mitigated by the planting of 12no. new street trees to Moira Terrace, Glossop Road, and Newport Road Lane.
- 8.7 The wider off-site public realm works that will be brought forward as part of the development proposals to facilitate movement between the application site and the neighbouring Howard Gardens development and the city centre will be required as part of the Section 106 legal agreement.

- 8.8 *Representations:* In relation to the need for student housing in the local area there is strong demand for such accommodation within the city as evidenced by the number of schemes recently approved and coming forward. The general principle of locating high quality purpose-built student housing schemes in sustainable locations is supported by the LDP. There is no specific policy framework for where such student accommodation is located, or for assessing the cumulative impact of concentrating student accommodation within a particular area.
- 8.9 The buildings to be demolished are not listed (and not locally listed) and the site is not in a conservation area. Notwithstanding the fact that the 6 storey block to be demolished has some architectural and historic value it is not afforded any protection under the planning system.
- 8.10 The retail units are small and can be relatively easily serviced from the Newport Road Lane layby and on-street from Moira Terrace. Highways and Transportation has no objection to the proposed servicing arrangements.

9. **CONCLUSION**

- 9.1 The proposals redevelop a derelict brownfield site and provide a significant quantum of high quality purpose-built student housing in a sustainable city centre location. The quality of the layout and design significantly enhances the appearance and amenity of the area and creates new and reinforces existing pedestrian and cycle links.
- 9.2 The granting of planning permission is recommended subject to conditions and the signing of a Section 106 legal agreement to secure the following:
- Financial contribution of £235,000 towards the improvement of existing public open space in the locality.
 - Financial contribution of £90,000 towards the improvement of existing community facilities in the locality.
 - Off-site public realm works (see indicative plan no. TPBR0155-SK-100revC in the Transport Statement dated Oct 2016) to be delivered as part of the development comprising:
 - Provision of a pedestrian square linking the site with footways on Howard Terrace,
 - Resurfacing of the Howard Terrace carriageway
 - Provision of a build-out at the junction of Howard Terrace and Howard Gardens in order to reduce vehicle speeds and improve visibility and crossing widths for pedestrians.
 - Provision of an uncontrolled pedestrian crossing at the northern end of Howard Gardens
 - Widening of the footway on the south side of Newport Road Lane linking Howard Gardens to the northern corner of the Howard Gardens student accommodation development.

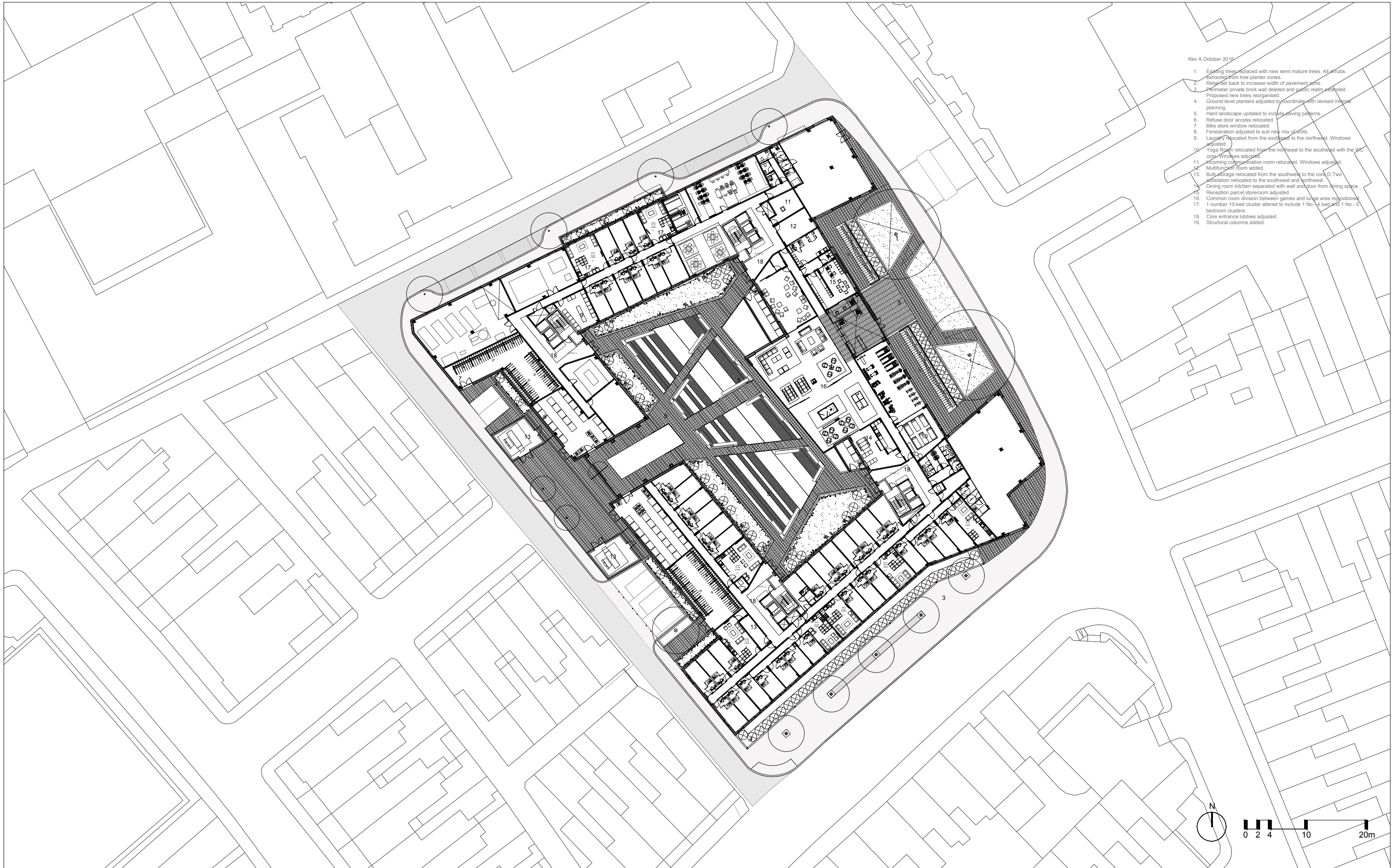


- 1. Cardiff Student accommodation
- 2. Glossop Road
- 3. Newport Road Lane
- 4. Howard Terrace
- 5. Moira Terrace
- 6. Cardiff Royal Infirmary
- 7. Tredgarville Primary School
- 8. St James' Church
- 9. Admiral House
- 10. McKenzie House_Cardiff University
- 11. Howard Gardens student accommodation
- 12. Cardiff Reform Synagogue
- 13. Moira Terrace Listed Buildings

Rev A October 2016
 1. Roof plan generally updated

GLOSSOP ROAD, CARDIFF

GR_PA_GA_001_REV A
 SITE PLAN SCALE 1:500 / 1:1250 (A0)



Rev A October 2016

1. Existing trees replaced with new semi mature trees. All shrubs extracted from tree planter zones.
2. Repaved back to increase width of pavement zone.
3. Perimeter private brick wall deleted and public realm extended. Proposed new trees reorganised.
4. Ground level planters adjusted to coordinate with revised internal planning.
5. Hard landscape updated to include paving patterns.
6. Refuse door access relocated.
7. Bike store window relocated.
8. Fenestration adjusted to suit new mix of units.
9. Laundry relocated from the southeast to the northwest. Windows adjusted.
10. Yoga Room relocated from the northeast to the southeast with the WC core. Windows adjusted.
11. Incoming communication room relocated. Windows adjusted.
12. Multifunction room added.
13. Bulk storage relocated from the southwest to the core. Two adaptation relocated to the southwest and northwest.
14. Dining room kitchen separated with wall and door from dining space.
15. Reception parcel storeroom adjusted.
16. Common room division between games and lounge area repositioned.
17. 1 number 10-bed cluster altered to include 1 No. 4 bed and 1 No. 5 bedroom clusters.
18. Core entrance lobbies adjusted.
19. Structural columns added.

GLOSSOP ROAD, CARDIFF

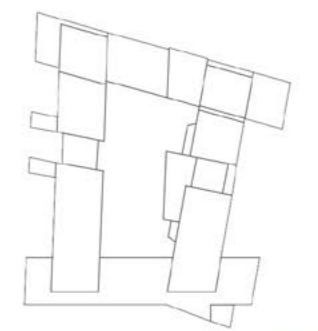
GR_PA_GA_003_REV A
GROUND FLOOR PLAN SCALE 1:200 (A0)

JULY 2016

The Kaiyides Partnership
Architects & Urban Designers
187-189-191 Bevil College Street London NW1 6EG
Tel: +44 (0)20 764 9850 Fax: +44 (0)20 764 9853
info@kaiyides.com



03 STREET VIEW FROM GLOSSOP ROAD LOOKING NORTH



GLOSSOP ROAD, CARDIFF
ILLUSTRATIVE PROPOSALS

OCTOBER 2016

The Kalyvides Partnership
Architects & Urban Designers
187-189-191 Royal College Street London NW1, OSG
Tel +44 (0)20 7424 9830 Fax +44 (0)20 7424 9833
kp-architects@btconnect.com



This page is intentionally left blank

COMMITTEE DATE: 09/11/2016

APPLICATION No. **16/01839/MJR** APPLICATION DATE: 11/08/2016

ED: **ELY**

APP: TYPE: Outline Planning Permission

APPLICANT: Mr. B. Davies

LOCATION: 84-86 SEVENOAKS ROAD, ELY, CARDIFF

PROPOSAL: CONSTRUCTION OF 6 x1 BED AND 4 x 2 BED
APARTMENTS

RECOMMENDATION 1 : That, subject to relevant parties entering into a binding legal agreement with the Council under the provisions of **SECTION 106** of the Town and Country Planning Act 1990, within 6 months of the date of this Resolution unless otherwise agreed by the Council in writing, in respect of matters detailed in paragraph 5.7 of this report, planning permission be **GRANTED** subject to the following conditions:

1. C00 Standard outline
2. This approval shall not extend to the following plans and documents:

DRW.129/1

DRW.129/2

DRW.129/3

DRW.129/4

DRW.129/5

Design and Access Statement.

Reason: For the avoidance of doubt as to the extent of the permission.

3. Prior to the commencement of development a scheme of construction management shall be submitted to and approved in writing by the Local Planning Authority, to include details of construction traffic routes, site hoardings, site access and wheel washing facilities. The construction shall be managed strictly in accordance with the approved scheme.

Reason: In the interests of highway safety and public amenity, in accordance with policies T5, T6 and EN13 of the Cardiff Local Development Plan.

4. No development shall commence until a drainage scheme for the site has been submitted to and approved in writing by the local planning authority. The scheme shall provide for the disposal of foul, surface and land water, and include an assessment of the potential to dispose of surface and land water by sustainable means. Thereafter the scheme shall be implemented in accordance with the approved details prior to the occupation of the development and no further foul water, surface

water and land drainage shall be allowed to connect directly or indirectly with the public sewerage system.

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment, in accordance with policy EN10 of the Cardiff Local Development Plan.

5. Prior to the commencement of any development works a scheme to investigate and monitor the site for the presence of gases* being generated at the site or land adjoining thereto, including a plan of the area to be monitored, shall be submitted to the Local Planning Authority for its approval.

Following completion of the approved monitoring scheme, the proposed details of appropriate gas protection measures to ensure the safe and inoffensive dispersal or management of gases and to prevent lateral migration of gases into or from land surrounding the application site shall be submitted to and approved in writing by the Local Planning Authority. If no protection measures are required than no further actions will be required.

All required gas protection measures shall be installed and appropriately verified before occupation of any part of the development which has been permitted and the approved protection measures shall be retained and maintained until such time as the Local Planning Authority agrees in writing that the measures are no longer required.

* 'Gases' include landfill gases, vapours from contaminated land sites, and naturally occurring methane and carbon dioxide, but does not include radon gas. Gas Monitoring programmes should be designed in line with current best practice as detailed in CIRIA 665 and or BS8485 year 2007 Code of Practice for the Characterization and Remediation from Ground Gas in Affected Developments.

Reason: To ensure that the safety of future occupiers is not prejudiced, in accordance with policy EN13 of the Cardiff Local Development Plan.

6. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing within 2 days to the Local Planning Authority, all associated works must stop, and no further development shall take place unless otherwise agreed in writing until a scheme to deal with the contamination found has been approved. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme and verification plan must be prepared and submitted to and approved in writing by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be submitted to and approved in writing by the Local Planning Authority. The timescale for the above actions shall be agreed with the Local Planning Authority

within 2 weeks of the discovery of any unsuspected contamination.

Reason: To ensure that any unacceptable risks from land contamination to the future users of the land , neighbouring land, controlled waters, property and ecological systems are minimised, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy EN13 of the Cardiff Local Development Plan.

7. Any topsoil [natural or manufactured], or subsoil, to be imported shall be assessed for chemical or other potential contaminants in accordance with a scheme of investigation which shall be submitted to and approved in writing by the Local Planning Authority in advance of its importation. Only material approved by the Local Planning Authority shall be imported. All measures specified in the approved scheme shall be undertaken in accordance with the relevant Code of Practice and Guidance Notes.

Subject to approval of the above, sampling of the material received at the development site to verify that the imported soil is free from contamination shall be undertaken in accordance with a scheme and timescale to be agreed in writing by the Local Planning Authority.

Reason: To ensure that the safety of future occupiers is not prejudiced, in accordance with policy EN13 of the Cardiff Local Development Plan.

8. Any aggregate (other than virgin quarry stone) or recycled aggregate material to be imported shall be assessed for chemical or other potential contaminants in accordance with a scheme of investigation which shall be submitted to and approved in writing by the Local Planning Authority in advance of its importation. Only material approved by the Local Planning Authority shall be imported. All measures specified in the approved scheme shall be undertaken in accordance with the relevant Code of Practice and Guidance Notes.

Subject to approval of the above, sampling of the material received at the development site to verify that the imported material is free from contamination shall be undertaken in accordance with a scheme and timescale to be agreed in writing by the Local Planning Authority.

Reason: To ensure that the safety of future occupiers is not prejudiced, in accordance with policy EN13 of the Cardiff Local Development Plan.

9. Any site won material including soils, aggregates, recycled materials shall be assessed for chemical or other potential contaminants in accordance with a sampling scheme which shall be submitted to and approved in writing by the Local Planning Authority in advance of the reuse of site won materials. Only material which meets site specific target values approved by the Local Planning Authority shall be reused.
Reason: To ensure that the safety of future occupiers is not prejudiced, in accordance with policy EN13 of the Cardiff Local Development Plan.

RECOMMENDATION 2 : The contamination assessments and the effects of unstable land are considered on the basis of the best information available to the Planning Authority and are not necessarily exhaustive. The Authority takes due diligence when assessing these impacts, however you are minded that the responsibility for

- (i) determining the extent and effects of such constraints and;
- (ii) ensuring that any imported materials (including, topsoils, subsoils, aggregates and recycled or manufactured aggregates / soils) are chemically suitable for the proposed end use. Under no circumstances should controlled waste be imported. It is an offence under section 33 of the Environmental Protection Act 1990 to deposit controlled waste on a site which does not benefit from an appropriate waste management licence. The following must not be imported to a development site:
 - Unprocessed / unsorted demolition wastes.
 - Any materials originating from a site confirmed as being contaminated or potentially contaminated by chemical or radioactive substances.
 - Japanese Knotweed stems, leaves and rhizome infested soils. In addition to section 33 above, it is also an offence under the Wildlife and Countryside Act 1981 to spread this invasive weed; and
- (iii) the safe development and secure occupancy of the site rests with the developer.

Proposals for areas of possible land instability should take due account of the physical and chemical constraints and may include action on land reclamation or other remedial action to enable beneficial use of unstable land.

The Local Planning Authority has determined the application on the basis of the information available to it, but this does not mean that the land can be considered free from contamination.

RECOMMENDATION 3: The developer is advised that the proposed development site is crossed by a public sewer with the approximate position being marked on the Statutory Public Sewer Record. The position of the public sewer must be accurately located and marked out on site before works commence and no operational development should be carried out within 3 metres either side of the centreline of the public sewer.

RECOMMENDATION 4: The applicant may need to apply to Dwr Cymru / Welsh Water for any connection to the public sewer under S106 of the Water Industry Act 1991. If the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Gravity Foul Sewers and Lateral Drains, and conform with the publication "Sewers for Adoption"- 7th

Edition. Further information can be obtained via the Developer Services pages of www.dwrcymru.com. The applicant is also advised that some public sewers and lateral drains may not be recorded on maps of public sewers because they were originally privately owned. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

RECOMMENDATION 5: The developer may be required to contribute under sections 40 - 41 of the Water Industry Act 1991 towards the provision of new off-site and/or on-site watermains and associated infrastructure. The level of contribution can be calculated upon receipt by Welsh Water of detailed site layout plans which should be sent to Welsh Water Developer Services, PO Box 3146, Cardiff CF30 0EH.

RECOMMENDATION 6: A 125mm distribution watermain crosses the application site, the approximate position being shown on the attached plan. Dwr Cymru Welsh Water as Statutory Undertaker has statutory powers to access its apparatus at all times. The developer should refer to the attached Conditions for Development near Watermain(s). It may be possible for this watermain to be diverted under Section 185 of the Water Industry Act 1991, the cost of which will be re-charged to the developer. The developer must consult Dwr Cymru Welsh Water before any development commences on site.

RECOMMENDATION 7: In the interests of crime prevention and site security, it is recommended that this development be built to Police specified "Secured by Design" standards as promoted by South Wales Police. Information on these standards is available on the website www.securedbydesign.com

1. **DESCRIPTION OF PROPOSED DEVELOPMENT**

- 1.1 This application seeks outline planning permission, with all detailed matters reserved, for the construction of a block of 10 apartments (6 x 1 bed and 4 x 2 bed).

2. **DESCRIPTION OF SITE**

- 2.1 The site is a vacant corner plot of approximately 0.07 hectares at the junction of Sevenoaks Road and Snowden Road which was formerly occupied by two commercial properties with residential accommodation above. These were demolished in 2003.

3. **SITE HISTORY**

- 3.1 03/01722/R – Demolition of 2 no. shops with residential accommodation.
- 3.2 05/02319/W – Residential development (outline).
- 3.3 07/01869/W – Construction of 6 x 1 bed and 4 x 2 bed apartments (Reserved matters).

4. **POLICY FRAMEWORK**

- 4.1 *Cardiff Local Development Plan 2006-2021:*
KP5 (Good Quality and Sustainable Design);
KP7 (Planning Obligations);
KP13 (Responding to Evidenced Social Needs);
H3 (Affordable Housing);
EN10 (Water Sensitive Design);
EN13 (Air, Noise, Light Pollution and Land Contamination);
T5 (Managing Transport Impacts);
T6 (Impact on Transport Networks and Services).

- 4.2 *Supplementary Planning Guidance:*
Following the adoption of the Cardiff Local Development Plan, existing Supplementary Planning Guidance documents are no longer linked to adopted development plan policies. However, where existing SPG is considered consistent with the new LDP policy framework, it will continue to be material to the Development Management process. The following Supplementary Planning Guidance is considered relevant to the determination of this application as it is considered consistent with LDP policy H3 and can be used to help inform the assessment of relevant matters –

Affordable Housing (March 2007)

- 4.3 *Planning Policy Wales (January 2016):*
4.4.3: In contributing to the Well-being of Future Generations Act goals, planning policies, decisions and proposals should (inter alia):
- Promote resource-efficient and climate change resilient settlement patterns that minimise land-take and urban sprawl, especially through preference for the re-use of suitable previously developed land and buildings, wherever possible avoiding development on greenfield sites
 - Minimise the risks posed by, or to, development on or adjacent to unstable or contaminated land and land liable to flooding.
 - Locate developments so as to minimise the demand for travel, especially by private car
 - Ensure that all local communities – both urban and rural – have sufficient good quality housing for their needs, including affordable housing for local needs and for special needs where appropriate, in safe neighbourhoods
- 4.11.11: Local planning authorities and developers should consider the issue of accessibility for all.
- 4.11.12: Local Authorities are under a legal obligation to consider the need to prevent and reduce crime and disorder in all decisions that they take.
- 9.1.1 : The Assembly Government will seek to ensure that previously developed land is used in preference to Greenfield sites; new housing and residential environments are well designed, meeting national sustainability standards and making a significant contribution to promoting community regeneration and improving the quality of life; and that the overall result of new housing development in villages, towns or edge of settlement is a mix of affordable and market housing that retains and, where practical, enhances important landscape and wildlife features in the development.
- 9.1.2 Local planning authorities should promote sustainable residential

environments, avoid large housing areas of monotonous character and make appropriate provision for affordable housing. Local planning authorities should promote (inter alia): development that is easily accessible by public transport, cycling and walking; the most efficient use of land; well-designed living environments, where appropriate at increased densities.

9.2.14 A community's need for affordable housing is a material planning consideration

9.2.15 Affordable housing also makes an essential contribution to community regeneration and social inclusion. It is desirable in planning terms that new housing development in both rural and urban areas incorporates a reasonable mix and balance of house types and sizes so as to cater for a range of housing needs and contribute to the development of sustainable communities.

9.3.3 Insensitive infilling, or the cumulative effects of development or redevelopment, including conversion and adaptation, should not be allowed to damage an area's character or amenity.

9.3.5 Where development plan policies make clear that an element of affordable housing, or other developer contributions, are required on specific sites, this will be a material consideration in determining relevant applications. Applicants for planning permission should therefore demonstrate and justify how they have arrived at a particular mix of housing, having regard to development plan policies. If, having had regard to all material considerations, the local planning authority considers that the proposal for a site does not contribute sufficiently towards the objective of creating mixed communities, then the authority will need to negotiate a revision of the mix of housing or may refuse the application.

13.7.1: planning decisions should take into account the potential hazard that contamination presents to the development, occupants and the local environment, and the results of specialist investigation and assessment by the developer to determine contamination and identify remedial measures.

5. **INTERNAL CONSULTEE RESPONSES**

5.1 *Transportation*: No objections. There are no changes to the current parking arrangements and no impact on the public highway. Request conditions relating to construction management.

5.2 *Drainage*: No comments received.

5.3 *Pollution Control (Noise & Air)*: No comments received.

5.4 *Pollution Control (Contaminated Land)*: Former landfill/raise sites have been identified within 250m of the proposed development. Such sites are associated with the generation of landfill gases, within subsurface materials, which have the potential to migrate to other sites. This may give rise to potential risks to human health and the environment for the proposed end use. Standard conditions and recommendations on ground gas protection; unforeseen contamination; imported and recycled materials and contaminated/unstable land are recommended.

5.5 *Parks Development*: No comments received.

- 5.6 *Waste Strategy & Minimisation Officer:* The bin storage area indicated within current site plans is acceptable.
- 5.7 *Housing Strategy:* In line with the Local Development Plan (LDP), an affordable housing contribution of 20% of the 10 units (2 units) is sought on this brown-field site. Our priority is to deliver on-site affordable housing, in the form of affordable rented accommodation, built to Welsh Government Development Quality Requirements. However, given the proposed design of the scheme, the unknown proposed future tenure of the units, and the likely service charges for this type of residential development, all of which could affect the affordability as well as the practicality of managing and maintaining affordable housing on-site for a Registered Social Landlord, we would be prepared to accept financial contribution in lieu of on-site affordable housing provision. On the basis of the above, we would seek a financial contribution of **£140,070** (in lieu of 2 units) which is calculated in accordance with the formula in the Affordable Housing – Supplementary Planning Guidance (SPG) (2007).

6. **EXTERNAL CONSULTEES RESPONSES**

- 6.1 *Welsh Water:* Request a condition requiring the approval of a drainage scheme. No development will be permitted within 3m of the centreline of the sewer that crosses the site, the position of which shall be accurately located and marked out on site before works commence. The applicant may need to apply to Dwr Cymru / Welsh Water for any connection to the public sewer under S106 of the Water industry Act 1991. No problems are envisaged with the Waste Water Treatment Works for the treatment of domestic discharges from this site. A water supply can be made available to serve this proposed development. The proposed development is crossed by a 125mm distribution watermain. Dwr Cymru Welsh Water as Statutory Undertaker has statutory powers to access its apparatus at all times. It may be possible for this watermain to be diverted under Section 185 of the Water Industry Act 1991, the cost of which will be re-charged to the developer. The developer must consult Dwr Cymru Welsh Water before any development commences on site.
- 6.2 *Police Crime Prevention Design Advisor:* Information regarding incidents of crime and anti-social behaviour in the area is provided. Developers and local authorities are required to consider levels of crime and disorder in respect of any new developments and at the same time, promote the inclusion of architectural crime prevention measures into new developments. South Wales Police have no objection to this development but make a number of recommendations relating to: Secured by Design accreditation; boundary treatment; security lighting; access control; windows and doors; communal internal areas; smoke alarms; cycle storage; communal mail delivery facilities; dwelling Identification; external service meters; loft hatches and landscaping.

7. **REPRESENTATIONS**

- 7.1 The application has been advertised by neighbour notification. No comments have been received.

8. **ANALYSIS**

- 8.1 The application is for outline planning permission with all matters reserved therefore only the principle of the development of the site for 6 x 1 bed and 4 x 2 bed flats is to be considered.
- 8.2 The drawings submitted with the application are marked as “illustrative” and are not for consideration at this time. The drawings are also inconsistent with the description of the proposed development as they refer to 10 x 2 bedroom flats, and are inconsistent with the drawings in the Design and Access Statement. A condition clarifying that these drawings are not approved is therefore recommended if planning permission is to be granted.
- 8.3 As no details of scale, appearance, layout, access or landscaping are applied for at this stage, the only considerations are whether a) the principle of residential use is appropriate, b) the proposed number of residential units could fit successfully onto the site and c) any legal obligations are needed in order to make the development acceptable.
- 8.4 The principle of the proposal is considered acceptable - the site is within a residential area in a sustainable location close to shops, community facilities and public transport routes, and outline planning permission and reserved matters for 6 x 1 bed and 4 x 2 bed apartments have been approved in the past.
- 8.5 I consider that the site is large enough to accommodate a building of an appropriate size to provide 10 flats with acceptable amounts of internal living space, external amenity space and car parking. Details relating to these issues will be considered at the reserved matters stage.
- 8.6 The Cardiff Local Development Plan has been adopted since the previous approval of planning permission for development on this site, and there is now a policy (policy H3) which seeks to secure 20% affordable housing on brownfield sites such as this, where the proposed development relates to 5 or more dwellings. Affordable housing is sought to be delivered on-site in all instances unless there are exceptional circumstances. In this case, the proposed development does not include any affordable housing but the Housing Strategy officer has indicated that a financial contribution (£140,070) in lieu of on-site affordable housing provision is appropriate, and the applicant's agent has indicated that this is acceptable.
- 8.7 In conclusion, there would be no reasonable grounds for refusal of this application and it is recommended that permission is granted subject to conditions as set out above.

9. **OTHER CONSIDERATIONS**

- 9.1 *Crime and Disorder Act 1998*
Section 17(1) of the Crime and Disorder Act 1998 imposes a duty on the Local Authority to exercise its various functions with due regard to the likely effect of

the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area. This duty has been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable increase in crime and disorder as a result of the proposed decision.

9.2 *Equality Act 2010*

The Equality Act 2010 identifies a number of 'protected characteristics', namely age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; sexual orientation; marriage and civil partnership. The Council's duty under the above Act has been given due consideration in the determination of this application. It is considered that the proposed development does not have any significant implications for, or effect on, persons who share a protected characteristic, over and above any other person.



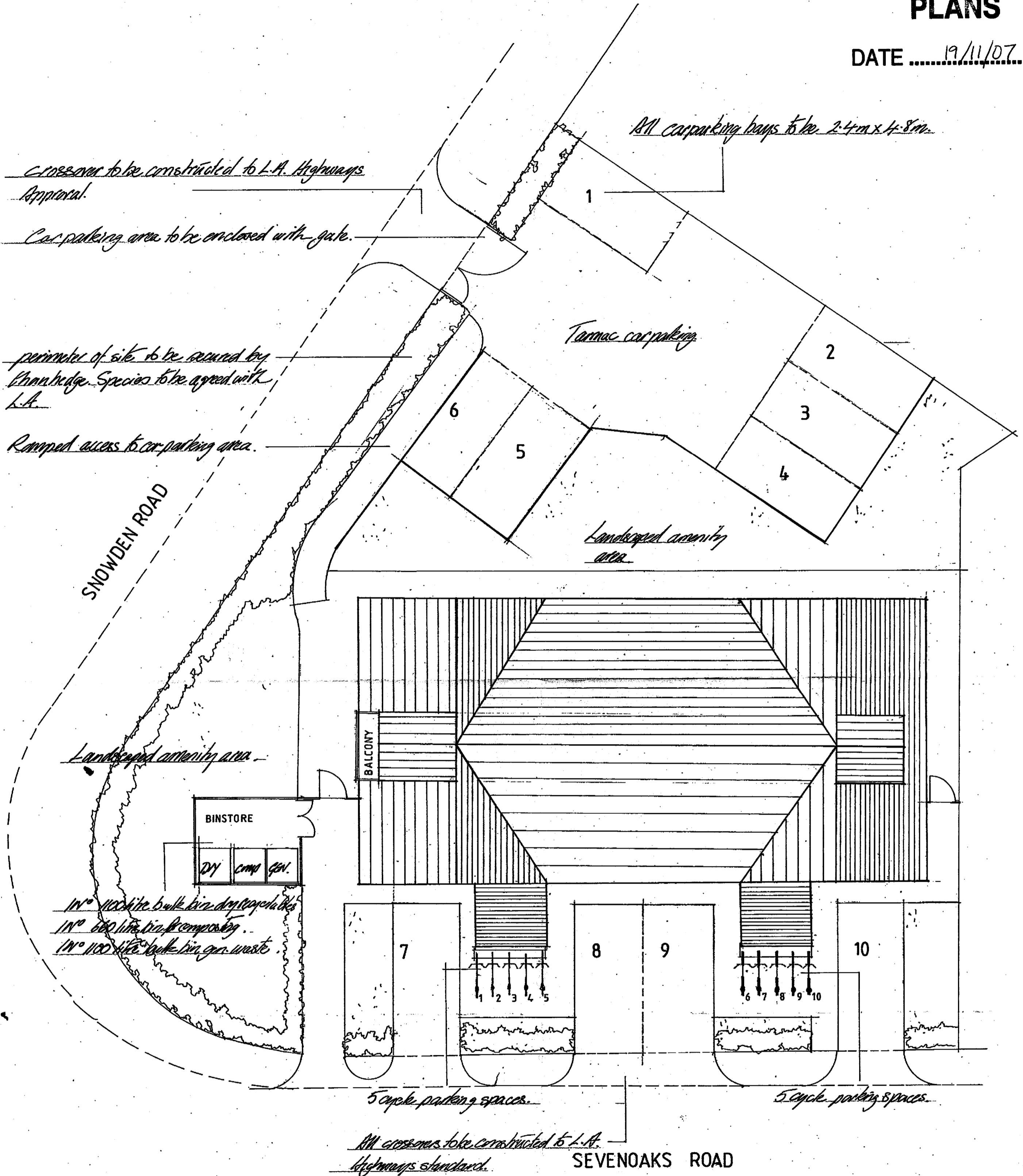




07/01869/W

AMENDED PLANS

DATE 19/11/07



PROPOSED APARTMENTS SEVENOAKS ROAD.
 PLOT 84/86 SEVENOAKS ROAD CARDIFF.
 FOR DAVIES PROPERTIES PENARTH.
 NOV 2007 DRW.129/1 Scale 1:100.
 KIRTON SURVEYS Tel.01446730434.

This page is intentionally left blank

LOCAL MEMBER OBJECTION

COMMITTEE DATE: 09/11/2016

APPLICATION No. **16/02038/MNR** APPLICATION DATE: 29/09/2016

ED: **PENYLAN**

APP: TYPE: Full Planning Permission

APPLICANT: Mr Boltman

LOCATION: 2 WESTVILLE WALK, ROATH, CARDIFF, CF23 5DD

PROPOSAL: DEMOLITION OF BUNGALOW AND REPLACEMENT WITH 2 STOREY HOUSE WITH NEW OFF-ROAD PARKING

RECOMMENDATION 1 : That planning permission be **GRANTED** subject to the following conditions :

1. C01 Statutory Time Limit
2. The development shall be carried out in accordance with the following approved plans:
 - 119-A(P)-03 – Proposed Site
 - 119-A(P)-04 – Ground Floor
 - 119-A(P)-05 – First Floor
 - 119-A(P)-06 – Proposed Elevations
 - 1631 – 002/Rev.B – Hard and Soft Landscape Plan

Reason: To ensure satisfactory completion of the development and for the avoidance of doubt in line with the aims of Planning Policy Wales to promote an efficient planning system.

3. The first floor windows within the side (west facing) elevation of the dwelling hereby approved shall be obscurely glazed and non-opening below a height of 1.7m from internal floor level and so retained.
Reason: To protect the privacy of occupiers of neighbouring properties in accordance with Policy KP5 of the Cardiff Local Development Plan 2006-2026.
4. All planting, seeding, turf-laying and paving shown on the approved plans shall be carried out in the first planting and seeding season following the occupation of the building or the completion of the development, whichever is the sooner.

Any retained or planted trees or plants which within a period of 5 years from the completion of the development die, are removed, become seriously damaged or diseased, or (in the opinion of the Local Planning Authority) otherwise defective, shall be replaced in the planting season

following their death with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: To maintain and improve the appearance of the area and maintain green infrastructure in the interests of visual amenity in accordance with Policies KP5, KP15, KP17, EN8 and EN9 of the Cardiff Local Development Plan 2006-2026.

5. The materials to be used in the external finish of the dwelling hereby approved shall accord with the schedule of materials detailed at Page 12. of the Design and Access Statement, dated 18th August 2016.
Reason: To ensure a high quality development in the interest of the visual amenity of the area in accordance with Policies KP5, KP17 and EN9 of the Cardiff Local Development Plan 2006-2026.
6. The finish of materials to be used in the closing of the existing garage door opening shall match those used in the existing means of enclosure fronting Westville Walk.
Reason: To ensure a high quality development in the interest of the visual amenity of the area in accordance with Policies KP5, KP17 and EN9 of the Cardiff Local Development Plan 2006-2026.
7. Prior to the installation of any gate/door to the existing means of enclosure fronting Westville Walk details of the design, materials and means of opening (which should not obstruct the highway) should be approved by the Local Planning Authority. Thereafter the development should be undertaken in accordance with the approved details.
Reason: In the interests of the character of the area and highway safety in accordance with Policy KP5, KP17, EN9 & T5 of the Cardiff Local Development Plan 2006-2026.

RECOMMENDATION 2: In the light of the low risk that bats may be present in the buildings to be demolished, the following precautionary mitigation measures are recommended to the applicant:

- Demolition works should be timed to avoid bats' maternity and hibernation seasons, so demolition in September/October or March/April is advisable;
- Site operatives should be advised to be aware that bats may be present;
- If bats are found during these works, they should stop immediately and Natural Resources Wales contacted for advice – to continue otherwise may result in a criminal offence;
- Features such as soffits, barge-boards, fascias etc, and any other features which bats may use to roost or to access a roost should be 'soft-stripped' in order to reduce the risk of harm to bats;
- A bat-licenced ecologist should be on call in case bats are found during demolition;
- Enhancement measures for bats, such as bat bricks, bat tiles or providing bat access to roof void may be incorporated into the new building;

- If works do not take place within one year of the most recent bat survey, the bat survey should be repeated as bats may colonise the building in this time.

RECOMMENDATION 3 : To protect the amenities of occupiers of other premises in the vicinity attention is drawn to the provisions of Section 60 of the Control of Pollution Act 1974 in relation to the control of noise from demolition and construction activities. Further to this the applicant is advised that no noise audible outside the site boundary adjacent to the curtilage of residential property shall be created by construction activities in respect of the implementation of this consent outside the hours of 0800-1800 hours Mondays to Fridays and 0800 - 1300 hours on Saturdays or at any time on Sunday or public holidays. The applicant is also advised to seek approval for any proposed piling operations.

1. DESCRIPTION OF THE SITE

- 1.1 The application site is sited on the periphery of the Roath Mill Gardens Conservation Area and bounds the Roath Park Conservation Area.
- 1.2 The site extends to approximately 550m² and fronts Westville Walk, a street of predominately pre-first world war and Edwardian terraced housing, to the west of the site lies Roath Brook Gardens, to the east terraced properties on Pen Y Lan Road and to the rear the Roath Brook.
- 1.3 A 1950's bungalow sits relatively centrally within the site. The bungalow is a single storey in height with pebble dashed walls, concrete tile roof and uPVC fenestration. The house does not reflect the period, detailing or style of properties within the Conservation Area and is considered to be of little architectural merit.
- 1.4 The site is enclosed to the front and side by high stone and brick walls, which are more characteristic of the Conservation Area setting, and which substantially mitigate the impact of the dwelling which stands behind. The rear boundary separating the site from the Roath Brook is enclosed by vegetation.
- 1.5 The site lies within an area at risk from flooding, as identified by data published by Natural Resources Wales.

2. DESCRIPTION OF PROPOSED DEVELOPMENT

- 2.1 Planning permission is sought for the demolition of the existing bungalow and its replacement with a two storey dwelling.
- 2.2 The proposal is of a contemporary design rather than a pastiche of surrounding properties within the surrounding Conservation Area and will be finished with a flat roof. High quality materials will be utilised incorporating a mix of real stone cladding, dark grey coloured cladding panels, aluminium windows and canopies with large expanses of glass.

- 2.3 The proposed building will extend to a maximum height of 8m and have a footprint extending to 125m² in comparison to the existing 117m². The front of the building will be a minimum of 3m from the boundary with Westville Walk, the existing bungalow in comparison stands 6m from this boundary, and lie behind an existing 2.4m means of enclosure. The side (west) elevation will stand almost 2m from the boundary and a significant distance is retained between the rear and side (east) boundaries.
- 2.4 Alterations are proposed to the existing means of enclosure to the front boundary. Consisting of the creation of a double width vehicular access opening, serving two off street car parking spaces, enclosed by a roller shutter door, the replacement of existing gates with contemporary designed metal gates, and the closing of the existing garage opening in materials to match the existing means of enclosure and a new dark grey colour pedestrian door.
- 2.5 A detailed landscaping plan has been submitted with the proposals in addition to an Arbicultural Report. The proposals are also supported by an ecological assessment relating to bats and a flood consequences assessment.

3. PLANNING HISTORY

- 3.1 There is no pertinent planning history relating to the application site.

4. POLICY FRAMEWORK

- 4.1 National Planning Policy
- Planning Policy Wales (8th Ed, 2015)
 - Technical Advice Note 5: Nature, Conservation and Planning (September 2009)
 - Technical Advice Note 12: Design (July 2014)
 - Technical Advice Note 15: Development & Flood Risk (July 2004)
- 4.2 Cardiff Local Development Plan 2006-2026
- Policy KP3(B) (Settlement Boundaries)
 - Policy KP5 (Good Quality and Sustainable Design)
 - Policy KP15 (Climate Change)
 - Policy KP16 (Green Infrastructure)
 - Policy KP17 (Built Heritage)
 - Policy EN7 (Priority Habitats and Species)
 - Policy EN8 (Trees Woodlands and Hedgerows)
 - Policy EN9 (Conservation of the Historic Environment)
 - Policy EN11 (Protection of Water Resources)
 - Policy EN13 (Air, Noise, Light Pollution and Land Contamination)
 - Policy EN14 (Flood Risk)
 - Policy T5 (Managing Transport Impacts)
 - Policy W2 (Provision for Waste Management Facilities in Development)
- 4.3 Supplementary Planning Guidance
- Roath Mill Gardens Conservation Area Appraisal (2008)

- Access, Circulation & Parking Standards (January 2010)
- Biodiversity (June 2011)
- Infill Sites Design Guide (April 2011)
- Trees & Development (March 2007)
- Waste Collection & Storage Facilities (March 2007)

NB. The SPGs were approved as supplementary guidance to the City of Cardiff Local Plan (1996). Although the City of Cardiff Local Plan (1996) has recently been superseded by the Cardiff Local Development Plan (2016), the advice contained within the SPGs is pertinent to the assessment of the proposal and remains consistent with the aims of both LDP Policies KP5/T5/EN8/EN13/W2 and guidance in Planning Policy Wales and are afforded significant weight

5. INTERNAL CONSULTEE RESPONSES

- 5.1 The Operational Manager (Shared Regulatory Services) has been consulted, no representations have been received.
- 5.2 The Operational Manager (Traffic and Transportation) raises no objections to the proposal, subject to the proposed access doors not opening over the highway. .
- 5.3 The Operational Manager (Waste Management) raises no objections to the proposal.
- 5.4 The Councils Ecologist raises no objection to the proposal, subject to recommendations.
- 5.5 The Councils Planner (Trees) raises no objection to the proposal subject to conditions.

6. EXTERNAL CONSULTEE RESPONSES

- 6.1 Natural Resources Wales raise no objection to the proposal, advice in respect of flood risk management has been provided.

7. REPRESENTATIONS

- 7.1 Local Ward Members, Cllrs Boyle and Kelloway, object to the proposal on the basis that it does not preserve or enhance the character of the Conservation Area and would have an overbearing impact upon neighbouring properties.
- 7.1 The application was advertised by way of neighbour consultation letters, site and press notice.
- 7.2 Nine letters of representation, seven from neighbouring occupiers and 2 from members of the public that would not be directly affected by the development, have been received objecting to the proposal. A summary of the grounds for objection are detailed below:

- The proposal in terms of its design, materials, height, scale and mass is a dominant feature that is out of character with the Conservation Area;
- The proposed alterations to the existing means of enclosure would be detrimental to the character of the area;
- The proposal would dominate the outlook of neighbouring properties and views from the public domain;
- The proposal would have an overbearing impact upon neighbouring properties causing loss of light and overshadowing;
- The proposal would be detrimental to the privacy of neighbouring occupiers;
- The proposal would result in the loss of off street parking exacerbating existing parking problems within the area;
- The loss of trees would impact upon the character of the area, privacy of neighbouring occupiers and nesting birds;
- The proposed demolition and construction would create noise, dust and vibration;
- The construction phase would be of detriment to the privacy of neighbouring occupiers;
- Reference to the 'Right to light' by provision of the Prescriptions Act 1832.

8 ANALYSIS

8.1 Introduction

8.1.1 The application site lies within the defined settlement boundary and within an existing residential area, therefore, the principal of the development is considered acceptable and to accord with Policy KP3(B) of the Cardiff Local Development Plan.

8.1.2 The principal matters for consideration are:

- the effect of the proposal upon the character and appearance of the Conservation Area;
- the effect of the proposal upon the amenity of neighbouring occupiers;
- its transport impact;
- consequences of flooding;
- landscaping;
- its ecological impact.

8.2 Impact Upon the Character of the Conservation Area

8.2.1 The existing bungalow on the application site is set behind a brick and stone wall of approximately 2.4m in height. As such, only the roof and gable ends of the bungalow are evident along Westville Walk and Westville Road. Longer range views of the gable end and roof of the bungalow are visible from Roath Brook and Sandringham Road further afield in the conservation area. The existing bungalow is not therefore prominently located from publicly accessible areas within the Roath Mill Gardens Conservation area and sits quietly within its plot. As such, it is not considered that the bungalow positively contributes to the character or appearance of the conservation area.

8.2.2 The existing bungalow, a later 20th century addition to the area, is of a contrasting architecture and finish to the predominant building form in the area. This, coupled with its relatively screened setting, ensures that the building contributes little to the areas character and appearance. As such, the principle of the demolition of the existing bungalow and its replacement with an appropriate replacement would be considered acceptable.

8.2.3 With regard to the replacement dwelling proposed, the Roath Mill Gardens Conservation Area Appraisal states that;

'Whether a traditional or contemporary design approach is adopted, the success of new developments and extensions to existing buildings in the Conservation Area will require an understanding of its special interest. New development and extensions to existing buildings will be required to preserve or enhance the character and appearance of the Conservation Area by;

- *Respecting the distinctive quality of place, which will involve the continuity of the existing urban grain and existing vertical and horizontal rhythms in the built form.*
- *Retaining important views and vistas in and out of the Conservation Area.*
- *Respecting the existing land uses.*
- *Reinforcing the existing hierarchies of public and private space.*

'Using materials and architectural details which are as high in quality as those used in existing buildings' (p.19 - 20)

8.2.4 Full details of the replacement dwelling proposed have been provided. The replacement dwelling, while being of a greater scale, represents a high quality, bespoke piece of architecture. While it would therefore be more prominent within the conservation area, it is unashamedly of a different architectural approach and finish. This approach, coupled with the high quality complimentary finishing materials proposed, is consequently favoured over a poor pastiche of the traditional style of buildings found in the area.

8.2.5 Consistent with the existing bungalow, the proposed dwelling would be set back from Westville Walk well behind the 2.4m wall. This coupled with the flat roof approach would ensure that the proposed building would recede within the site thereby not trying to compete with the surrounding built form.

8.2.6 The proposed alterations to the existing means of enclosure are to be undertaken in high quality materials which complement the design of the building and conservation area.

8.2.7 The replacement dwelling proposed would subsequently be considered to preserve the character of the area and is considered acceptable in accordance with Policies KP5, KP17 and EN9 of the LDP and advice contained within the Infill Sites SPG.

8.3 Amenity of Neighbouring Occupiers

8.3.1 Policy KP5 of LDP seeks to ensure that 'no undue effect on the amenity of neighbouring occupiers' results from development. Section 4.0 of the Infill sites SPG provides guidance regarding the relationship of new development with neighbouring properties in respect of residential amenity and privacy. Para 4.9 & 4.11 of the guidance states:

- *a minimum of 21m should be maintained between principal windows to habitable rooms;*
- *the minimum overlooking distance from a habitable room window to garden area of a separate dwelling should be 10.5m;*
- to safeguard the amenity of existing residents, proposals must not result in unacceptable harm regarding the level of overbearing, overshadowing or overlooking of neighbouring properties.

8.3.2 The front elevation of the proposed dwelling predominately faces the side boundary/rear garden and partially the side elevation of the neighbouring property, 1 Harrismith Road, and is set at a distance in excess of 10.5m from that property. It is considered that a two storey building set such a distance from the boundary of this property would have no overbearing impact or cause overshadowing particularly given the orientation of the site in respect to the neighbouring property. A distance of 10.5m is considered adequate to ensure that no loss of privacy would result to the rear amenity space of the neighbouring property and there are no windows directly opposite windows proposed in the new dwelling within the neighbouring property.

8.3.3 The side (west) elevation of the proposed dwelling, at two stories in height, faces the rear of properties at 88 & 90 Pen Y Lan Road and is set at a distance in excess of 10.5m and from the rear elevations of those properties and a minimum of 4.5m from the rear boundaries of those properties. It is considered that a two storey building set at such distances would not have an overbearing impact upon neighbouring occupiers or generally impact upon the enjoyment of their home and garden. These properties stand due west of the application site and, therefore, there is potential for overshadowing, however, a sun path survey has been submitted to support the application which details that whilst some overshadowing will occur this would be to the rearmost part of the gardens of the neighbouring properties and for only short durations, therefore, it is not considered that the proposal would result in overshadowing of such detriment that the refusal of planning permission could be justified. Two windows are proposed within the side elevation of the dwelling, however, whilst these have potential to overlook neighbouring properties they serve non-habitable bathrooms and a condition is recommended controlling the means of glazing and opening in order to protect neighbouring privacy.

8.3.4 The rear elevation of the proposed dwelling is set in excess of 15m from the boundary and 25m of windows of neighbouring properties across Roath Brook on Sandringham Road. Accordingly given these distances, and for the previously detailed reasons at 8.3.2 and 8.3.3, it is not considered that there

would be any adverse impact upon the residential amenity or privacy of these neighbouring occupiers. The rear boundary of the proposed property stands between approximately 9m and 10.5m from the rear boundaries of properties on Sandringham Road it is not considered that such a relationship would unduly affect the privacy of neighbouring occupiers as standard height means of enclosure would restrict views and, notwithstanding the considerable amount of vegetation proposed for removal, proposed planting would also mitigate any impact.

- 8.3.5 The proposal is, therefore, considered acceptable in regards to its impact upon the amenity of neighbouring occupiers in accordance with Policy KP5 of the LDP and guidance within the Infill Sites SPG.

8.4 Transport Impact

- 8.4.1 Policy T5 seeks to ensure *that all new developments properly address the demand for travel and its impacts, contributes to reducing reliance on the private car and avoids unacceptable harm to safe and efficient operation of the road, public transport and other movement network and routes.*

- 8.4.2 The parking standards for all residential development, contained within the Access, Circulation and Parking Standards SPG, requires that a minimum of 1 and maximum of 3 car parking spaces are provided for a 4 bedroom C3 Dwellinghouse.

- 8.4.3 The proposal makes adequate provision for the parking of cars and includes a cycle store, located within the existing garage, which will encourage the use of other modes of transport other than the private car.

- 8.4.4 The proposed car parking spaces would not represent a significant change to the existing parking arrangement, within the existing garage, however, the increased width of the opening of the access, compared to the garage opening, and the relocation of the access away from the nearby junction would likely have a positive impact in highway safety terms.

- 8.4.5 Accordingly it is considered that the proposal accords with the principles of Policy T5 and guidance within the Access Circulation and Parking SPG.

8.5 Landscaping

- 8.5.1 Cardiff has a distinctive natural heritage which provides a network of green infrastructure and Policy KP15 seeks to ensure this infrastructure is protected, enhanced and managed.

- 8.5.2 A comprehensive landscaping proposal has been submitted with the proposal and the Councils Planner (Trees) has been consulted. After discussions with the Arboriculturist employed in respect of the proposal a scheme that is considered to enhance natural heritage, compliments the areas conservation status and mitigates the loss of existing trees has been submitted.

8.5.3 Accordingly it is considered that the proposal accords with the principles of Policies KP5, KP15, KP17, EN8 and EN9.

8.6 Consequences of Flooding

8.6.1 The application site is located within an area of floodplain without significant flood defence structure (C2). TAN 15 indicates in such areas only less vulnerable development should be permitted, however, para 6.1 acknowledges that much existing urban development is located within such areas and some flexibility is, therefore, required subject to a justification test.

8.6.2 A flood consequences assessment has been submitted detailing that the requirements of the justification test are met, that the development would have no wider impact in terms of flood consequence and mitigation measures are proposed for the benefit of future occupiers.

8.6.3 It is not considered that the proposal would have a detrimental impact in this regard and would accord with the principles of TAN 15, Policy EN14 and KP15.

8.7 Ecological Impact

8.7.1 Biodiversity conservation and enhancement is an integral part of planning for sustainable development (TAN5) and Policy EN14 details *that development proposals that would have significant adverse effect on the continued viability of habitats which are legally protected or which are identified as priorities will only be acceptable in certain circumstances.*

8.7.2 The Councils Ecologist and NRW were consulted in respect of the application. Concerns were raised solely in respect of the potential for roosting bats within the existing building to be demolished.

8.7.3 Accordingly an initial bat survey was requested and subsequently provided which indicated the potential for roosting bats within the existing building was limited.

8.7.4 It is not, therefore, considered that there would be any harm to protected species as a result of the proposal which, therefore, accords with the principles of TAN 5 and Policy EN7. Further controls, however, in this regard exist and an advisory note relating to such matters is recommended.

8.8 Additional Matters

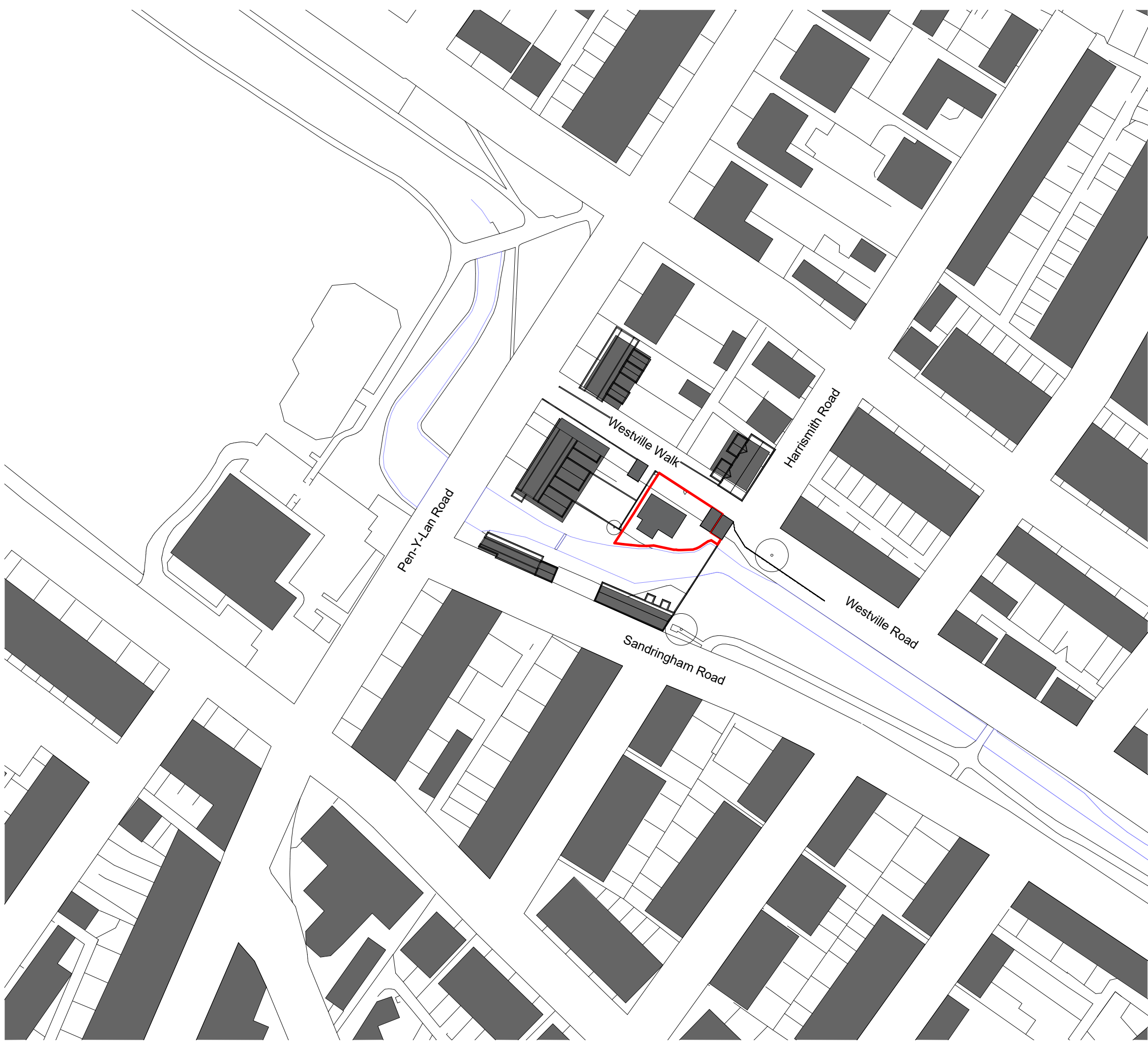
8.8.1 Proposed development should be of sustainable design which, as stated within Policy KP15, mitigates the effects of climate change. The design of the proposal incorporates the reuse of an existing brownfield site, including the reuse of materials where possible. The use of sustainable drainage techniques, passive solar gain, measures to prevent solar overheating and a high thermal performance secured through the use of high levels of insulation, airtight construction and efficient heating system. The design of the proposed dwelling has, therefore, been undertaken to ensure that carbon emissions are minimised

and to promote energy efficiency, the resulting building would have a significantly reduced carbon footprint in comparison to the existing 1950's dwelling. Accordingly it is considered the proposal accords with the principles of Policies KP5 and KP15.

- 8.8.2 The proposed development lies within close proximity to the Roath Brook watercourse. Policy EN11 details that *development will not be permitted that would cause unacceptable harm to the* quality of water resources and that planning controls should be utilised to prevent the location of incompatible uses and development. It is not considered that the proposed development would constitute an incompatible use adjacent to the water resource and given a residential use already exists at the application site that any harm would result. It is, therefore, considered that the proposed development accords with Policy EN11.
- 8.8.3 All new development is required, where appropriate, to provide facilities for the storage, recycling and other management of Waste as stated in Policy W2. Sufficient space is provided within the curtilage of the dwellinghouse for the required number of refuse containers and a dedicated undercover storage area has been identified upon the plans. It is, therefore, considered that the development accords with Policy W2 and advice contained within the Waste Storage and Collection SPG.
- 8.8.4 The demolition of the existing building is controlled by a separate application for Conservation Area Consent and conditions are recommended therein controlling the means of demolition. Hours of operation of construction sites are noise nuisance emanating as a result of development are controlled by separate legislation. It is not, therefore, considered that the proposed development, given its scale, would have any detrimental impact that would justify control in planning terms.
- 8.8.5 In regards to comments made by neighbours which are not covered previously, the following should be noted:
- With regards to the loss of privacy during the construction phase it is not considered that Planning Policy allows for control of such matters. The basis of policy in this regard is to ensure that resulting development does not permanently impact upon the privacy of neighbouring occupiers. It must be appreciated that some loss of amenity, including potential loss of privacy, may occur during temporary construction works;
 - Consideration has been given to the impact of the proposed development in regard to reduction of daylight and overshadowing as detailed in sec. 8.3 of this report. However, the 'Right to Light' is not a material planning consideration and it is advised that legal advice be sought in this regard.

8.9 Conclusion

- 8.9.1 Having regard to the policy context above, the proposal is considered acceptable and it is recommended planning permission be granted subject to conditions.



first issue	RB	19/08/16
rev	description	by date

DOWNSMERRIFIELD architects 
t 02921 672672
www.downsmerrifield.com

project
2 Westville Walk
Mr & Mrs Boltman

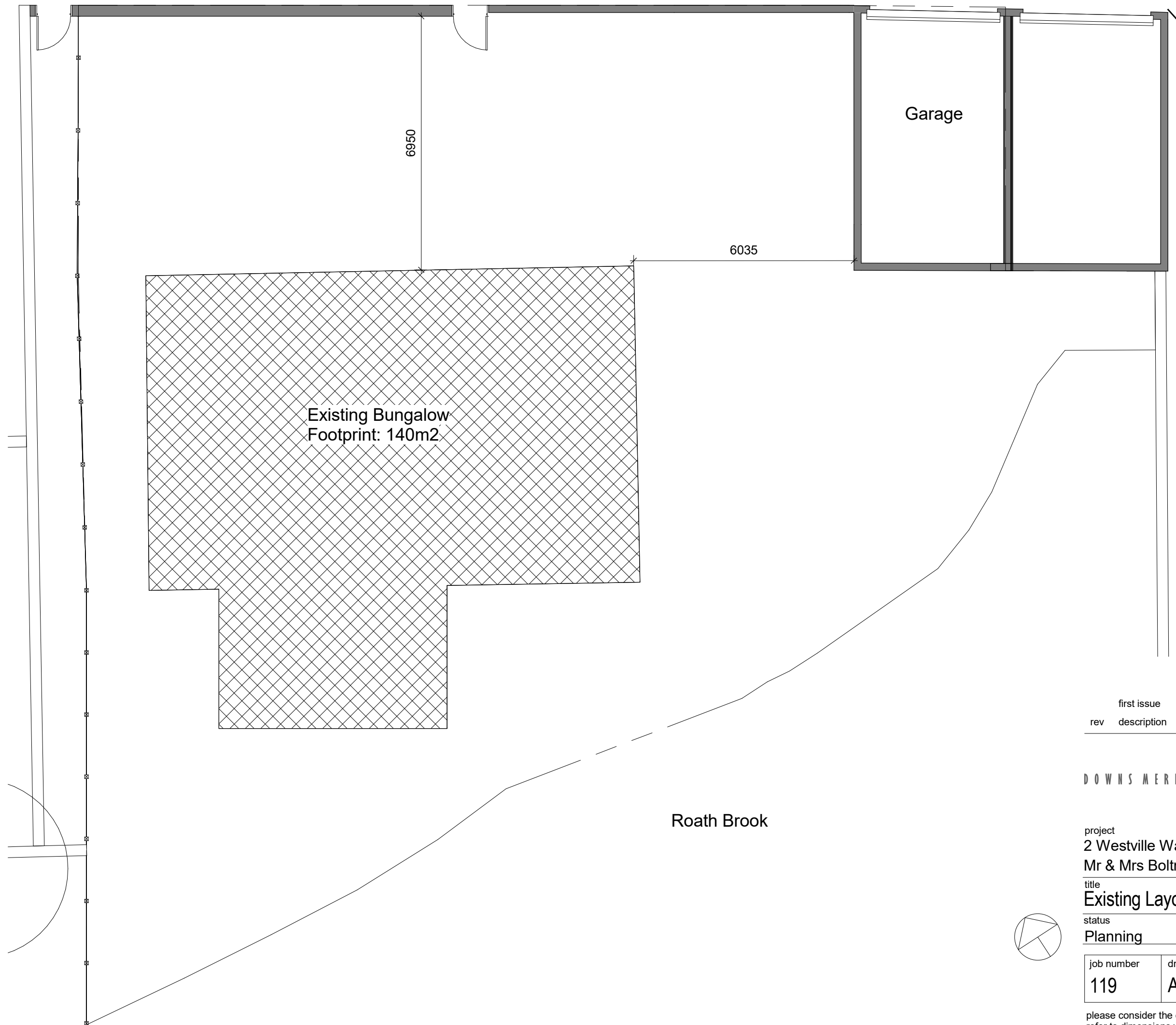
title
Location Plan

status
Planning

scale @ A3
1 : 1250

job number	drawing number	rev
119	A(P)-01	

please consider the environment before printing this document
refer to dimensions where provided - do not scale from drawing



rev	description	by	date
	first issue	RB	19/08/16

DOWNSMERRIFIELD architects

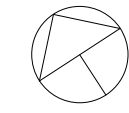
t 02921 672672
www.downsmerrifield.com

project
2 Westville Walk
Mr & Mrs Boltman

title
Existing Layout

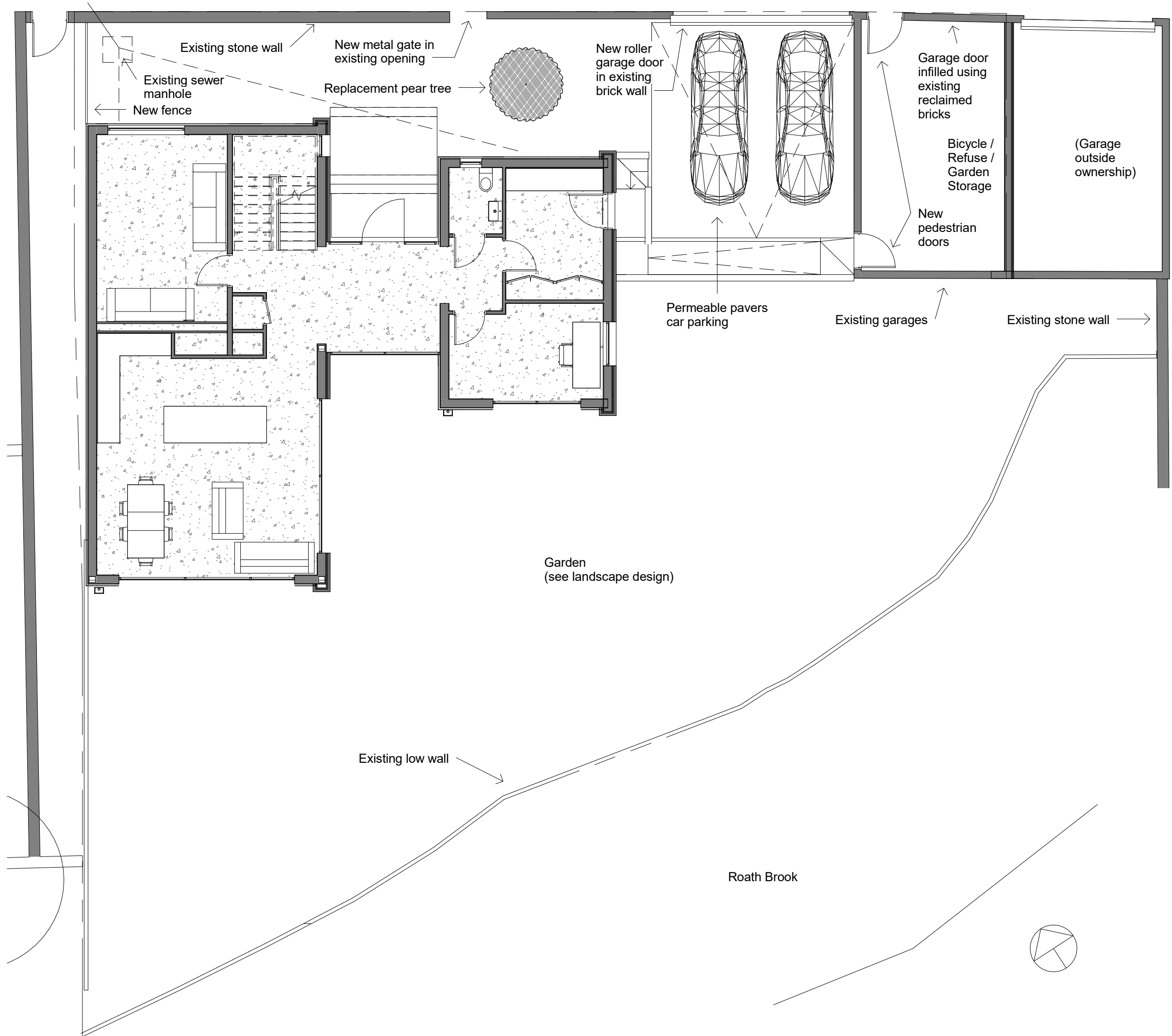
status
Planning

scale @ A3
1 : 100



job number	drawing number	rev
119	A(P)-02	

please consider the environment before printing this document
refer to dimensions where provided - do not scale from drawing



rev	description	by	date
	first issue	RB	19/08/16

DOWNSMERRIFIELD architects

t 02921 672672
www.downsmerrifield.com

project
2 Westville Walk
Mr & Mrs Boltman

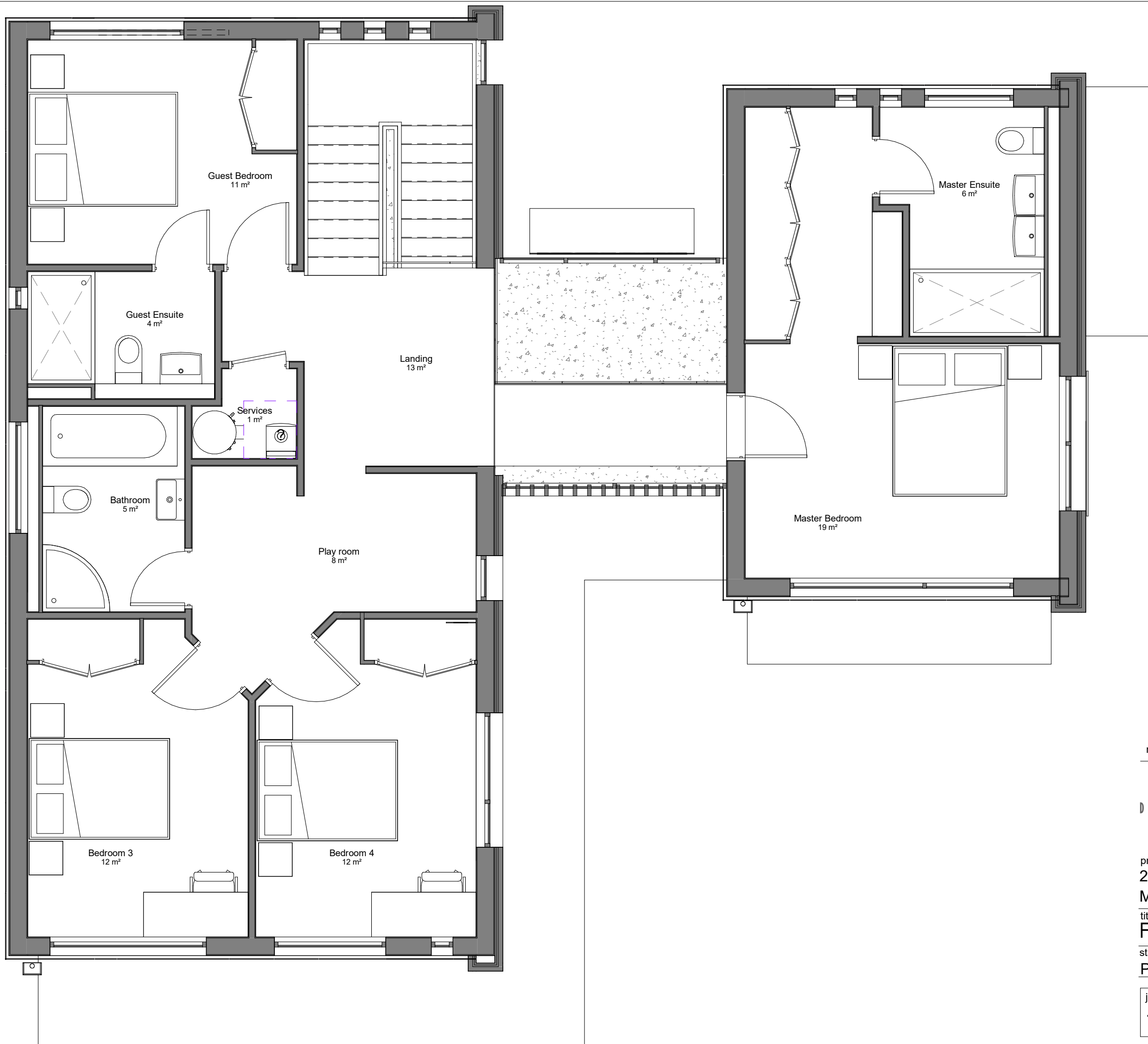
title
Proposed Site

status
Planning

scale @ A3
1 : 100

job number	drawing number	rev
119	A(P)-03	

please consider the environment before printing this document
refer to dimensions where provided - do not scale from drawing



rev	description	by	date
	first issue	RB	19/08/16

DOWNNS MERRIFIELD architects

t 02921 672672
www.downsmerrifield.com

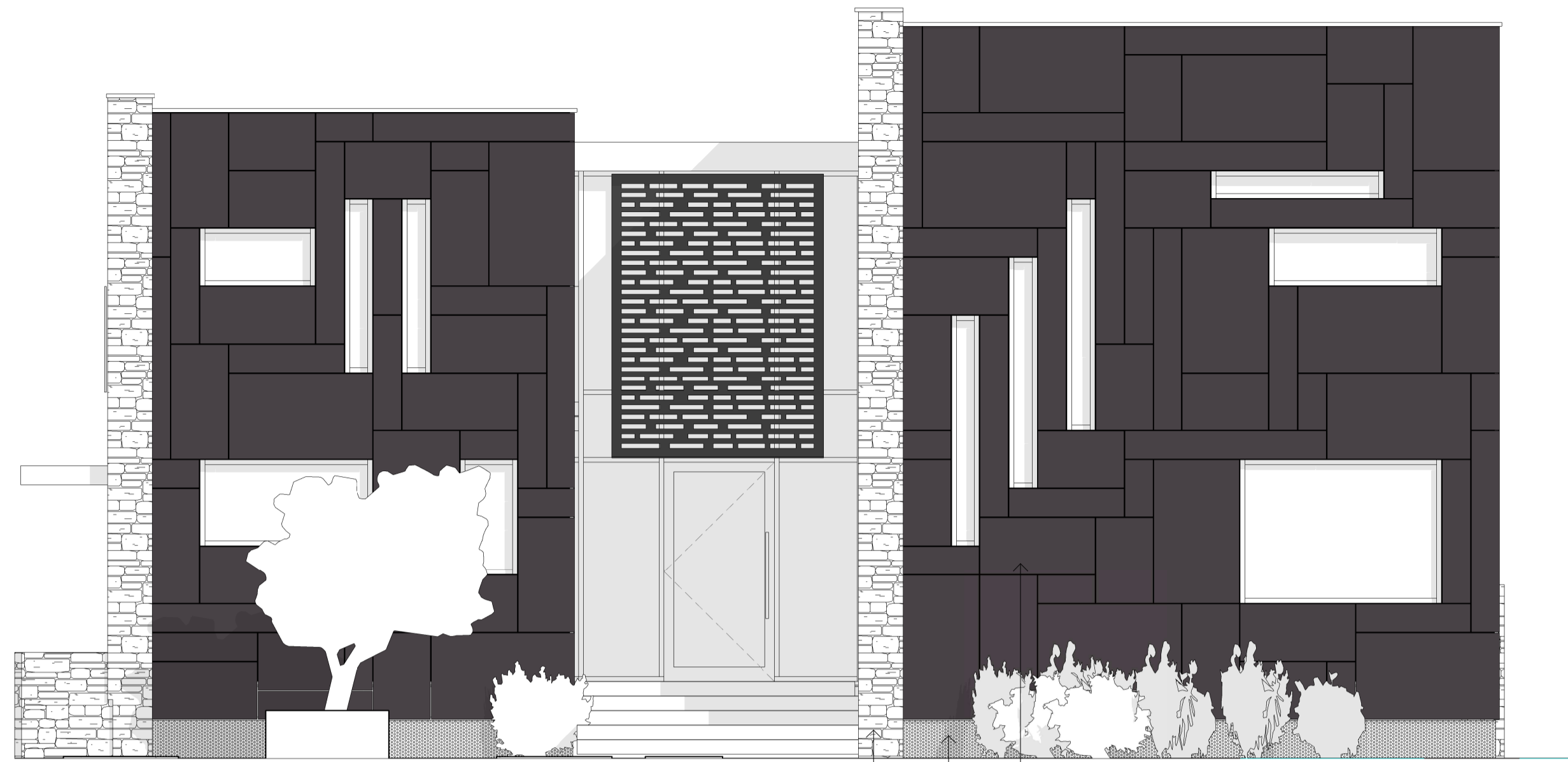
project
2 Westville Walk
Mr & Mrs Boltman

title
First Floor

status	scale @ A3
Planning	1:50

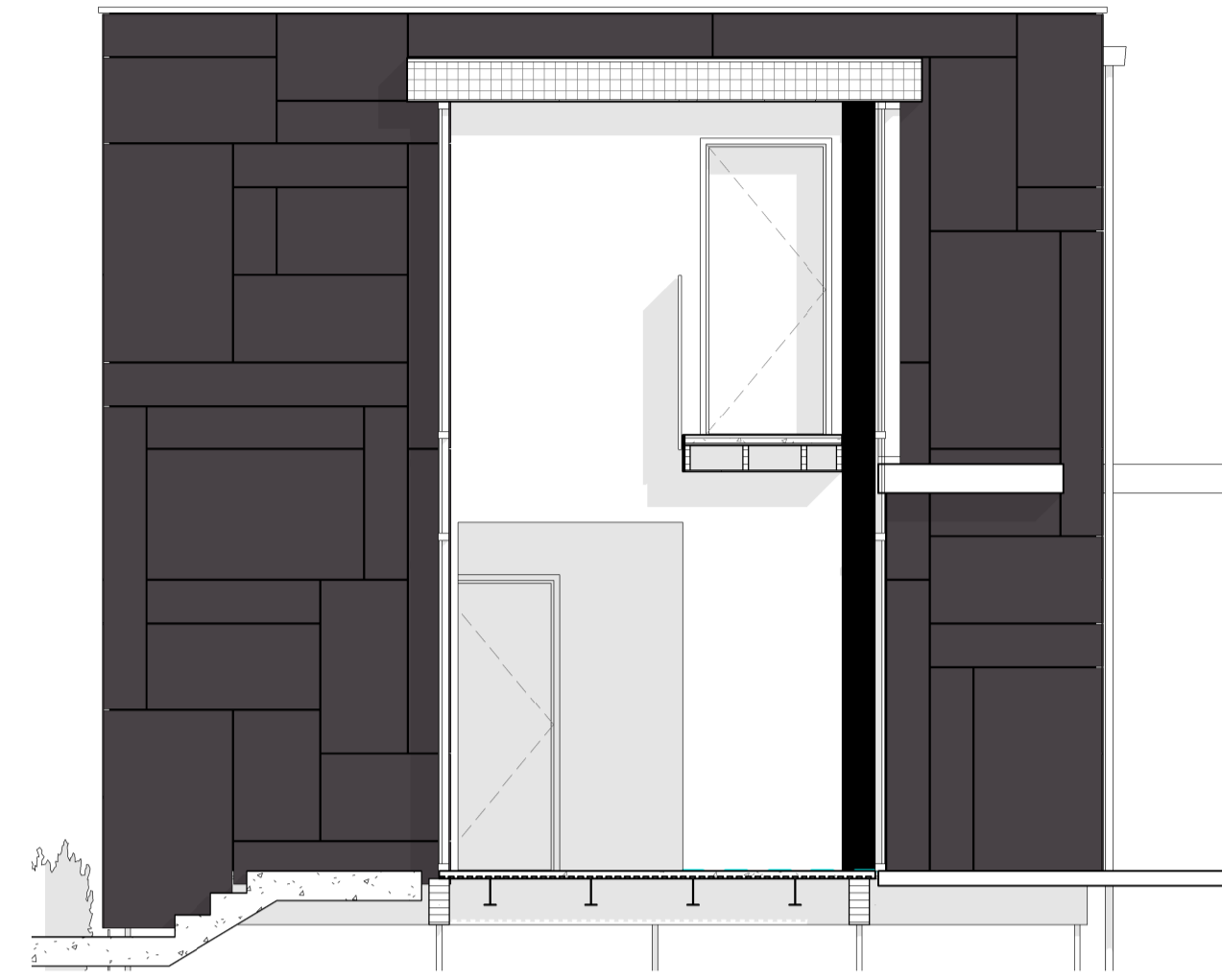
job number	drawing number	rev
119	A(P)-05	

please consider the environment before printing this document
refer to dimensions where provided - do not scale from drawing

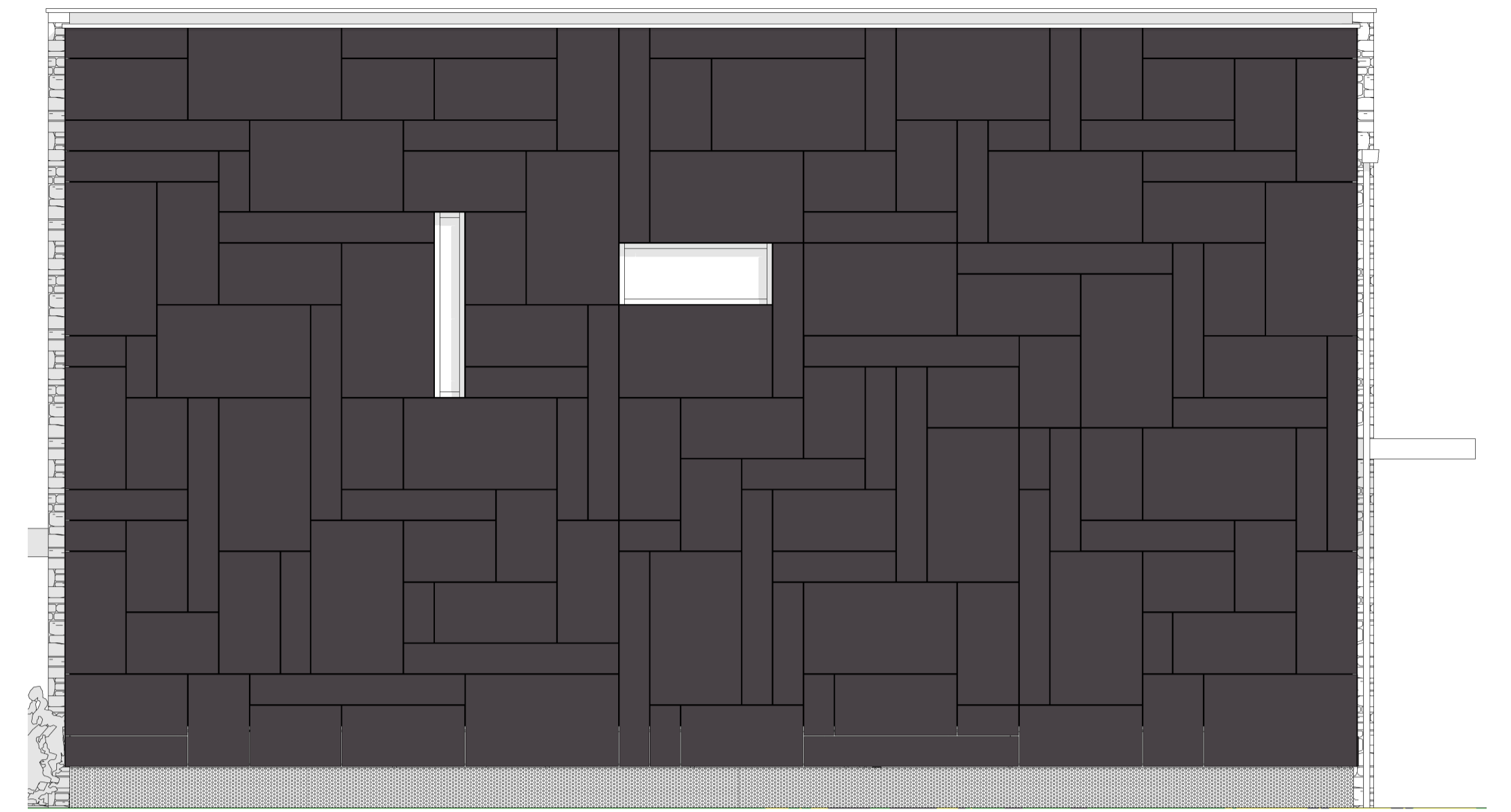


1 Front Elevation
1:50

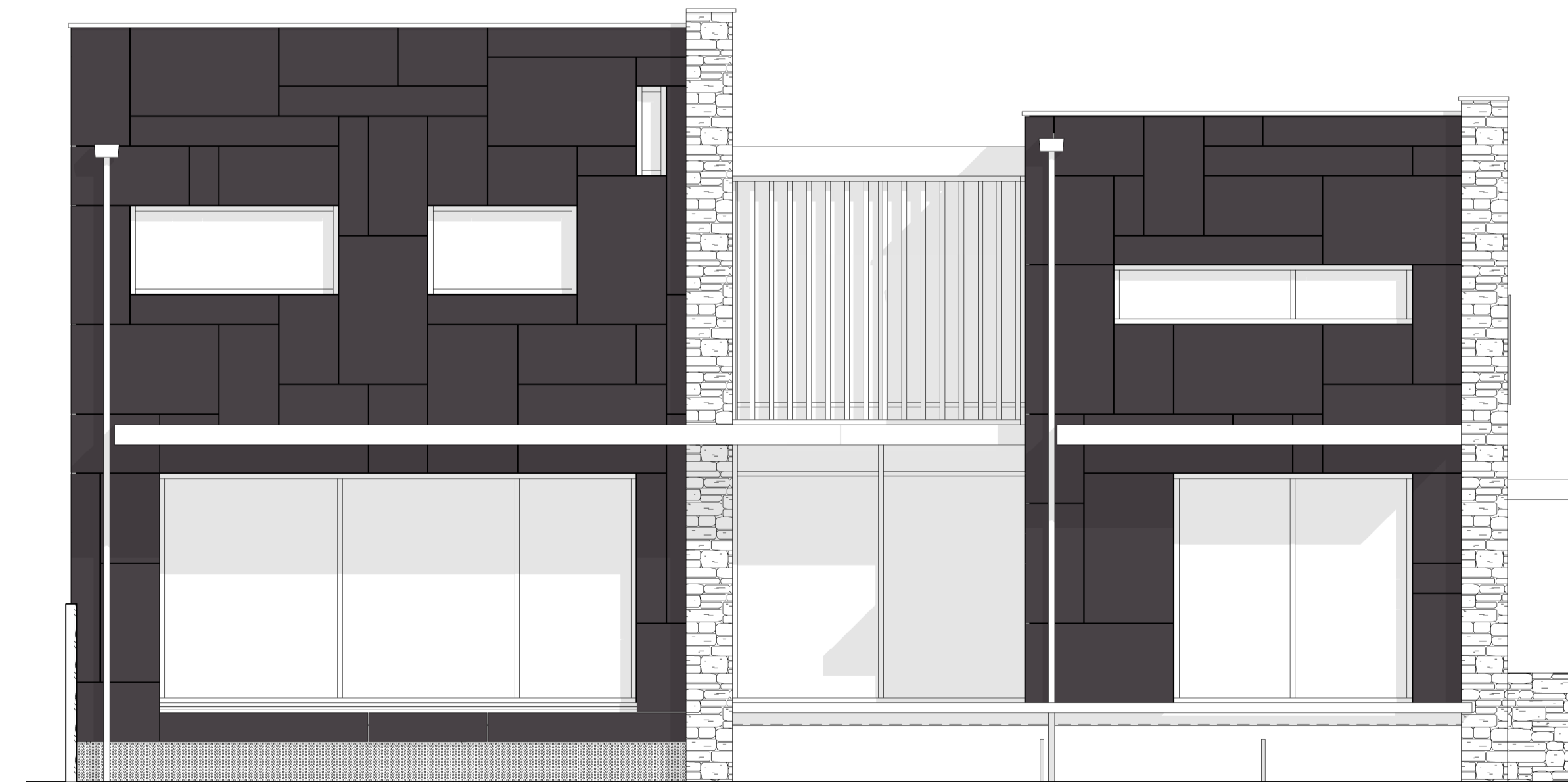
Stone cladding
Wire mesh
Cladding board



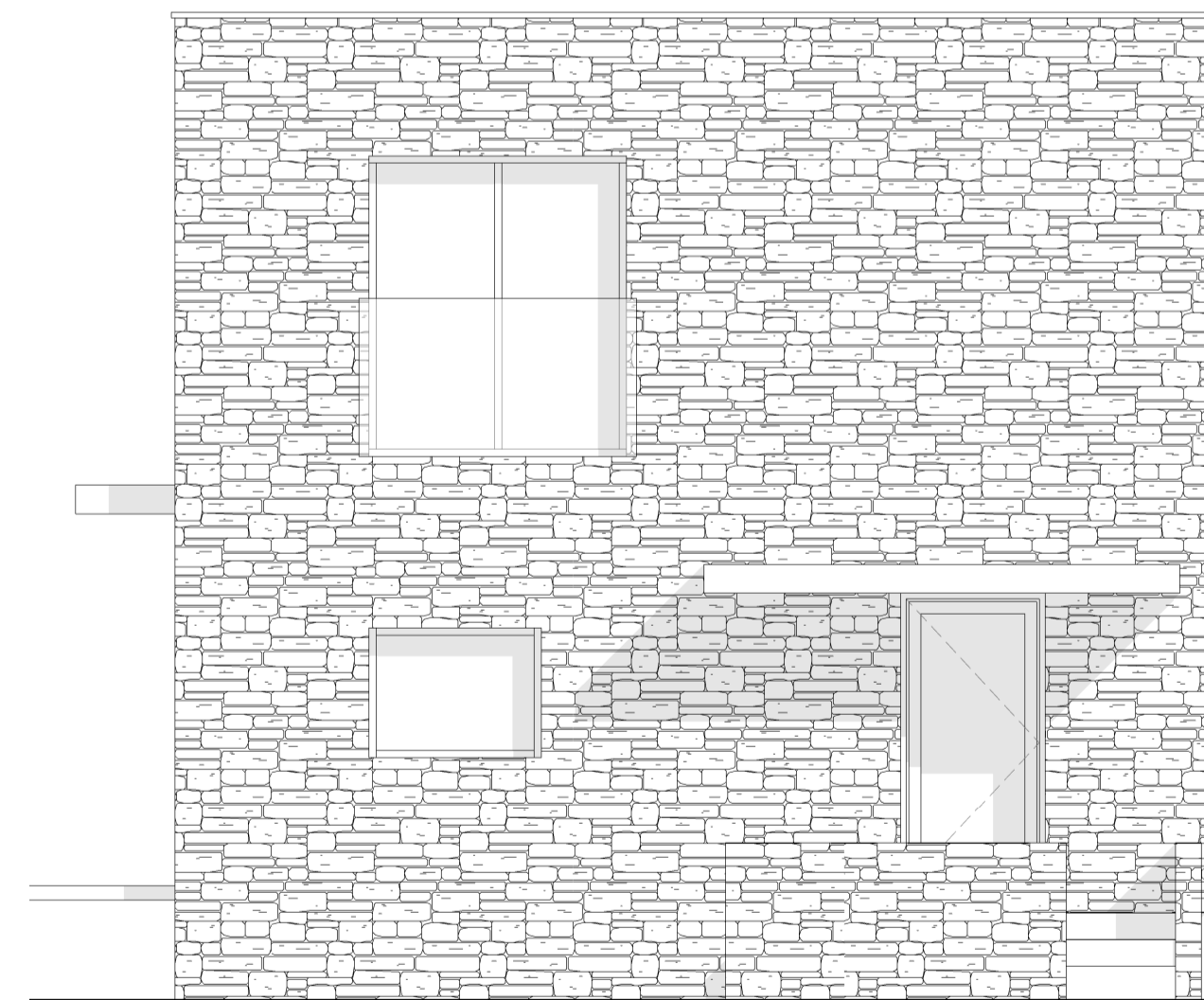
2 Right Elevation (inner)
1:50



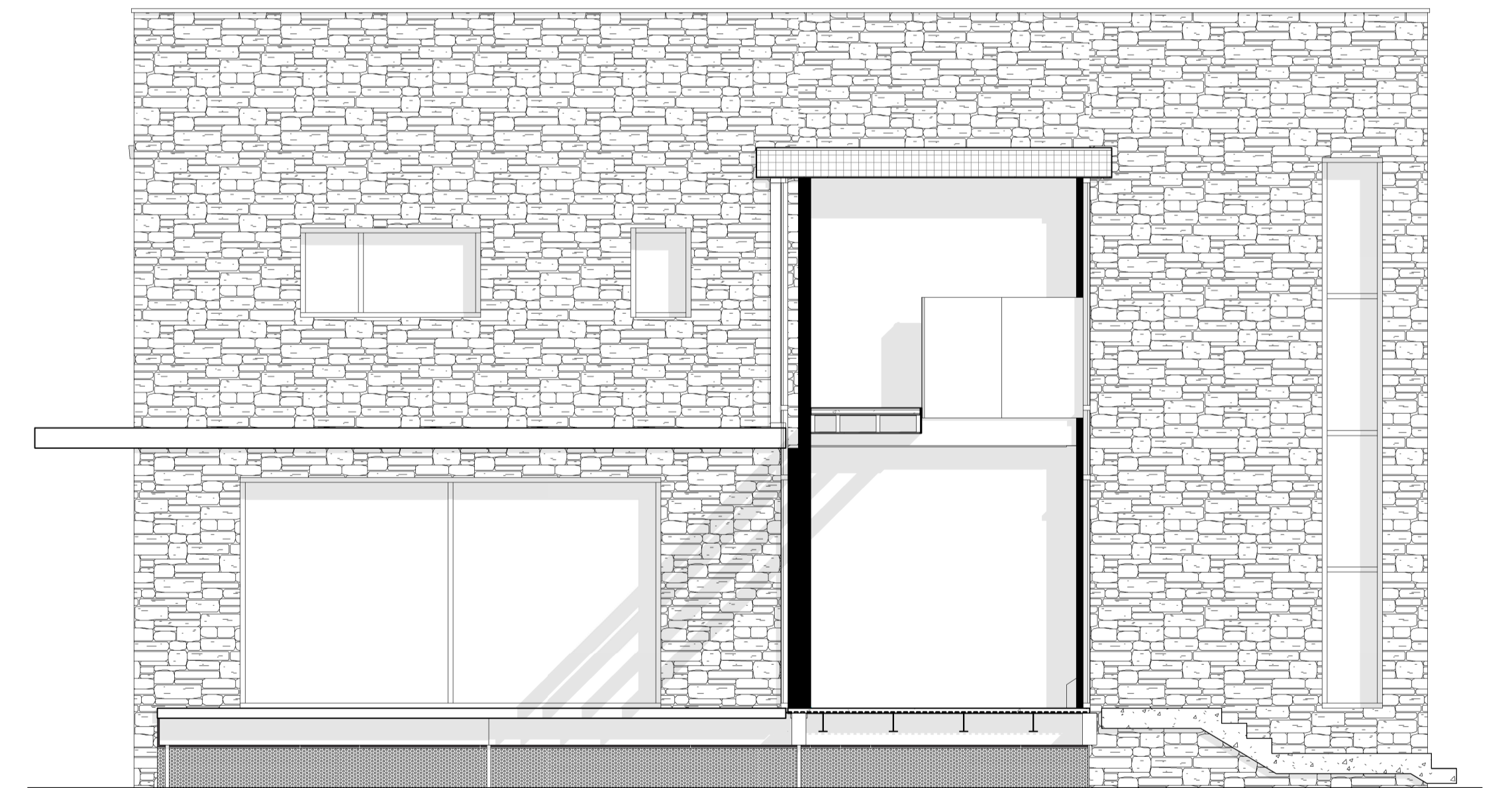
3 Right Elevation
1:50



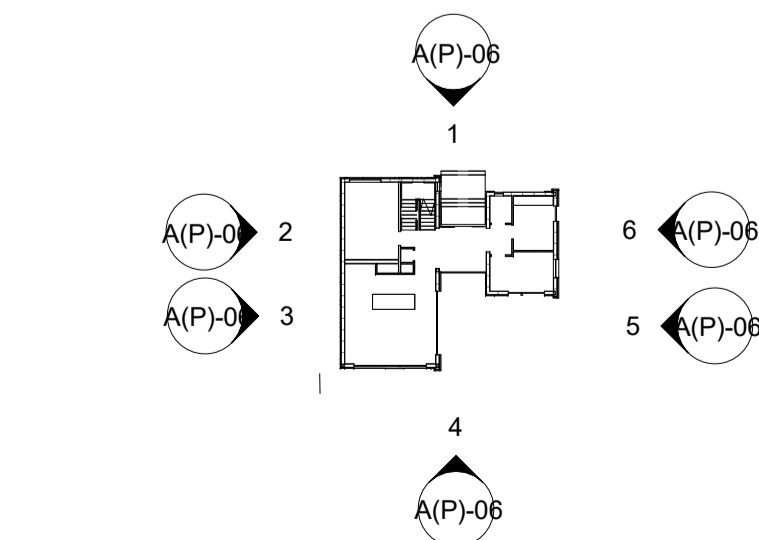
4 Rear Elevation
1:50



5 Left Elevation
1:50



6 Left Elevation (Inner)
1:50



7 Elevation Key
1:500

Materials
 Stone: Real Stone Cladding - Rustic Gneiss
 Cladding: Equitone Tectiva Mineral Black
 Windows: Composite ali-clad, RAL 7016
 Canopies: PPC Aluminium, RAL 7016

rev	description	by	date
1	first issue	RB	19/08/16

DOWNNS HERRIFIELD ARCHITECTS

project
2 Westville Walk

client
Mr & Mrs Boltman

title
Proposed Elevations

status
Planning

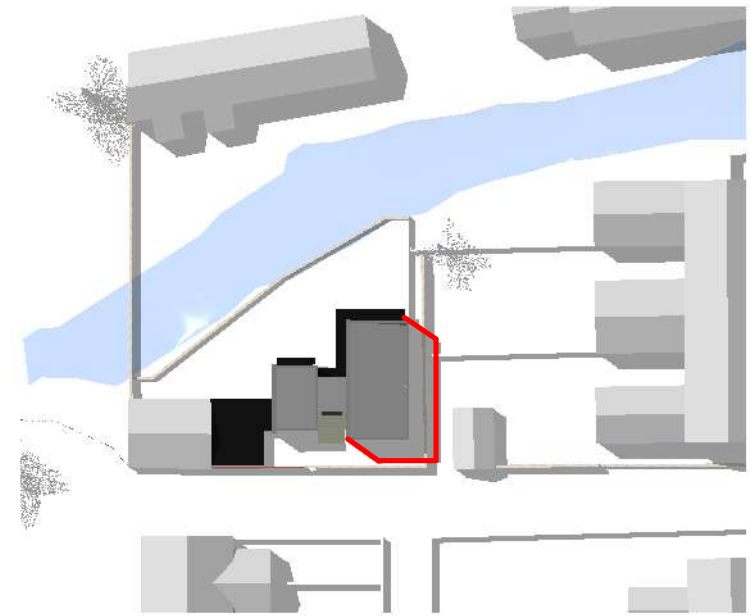
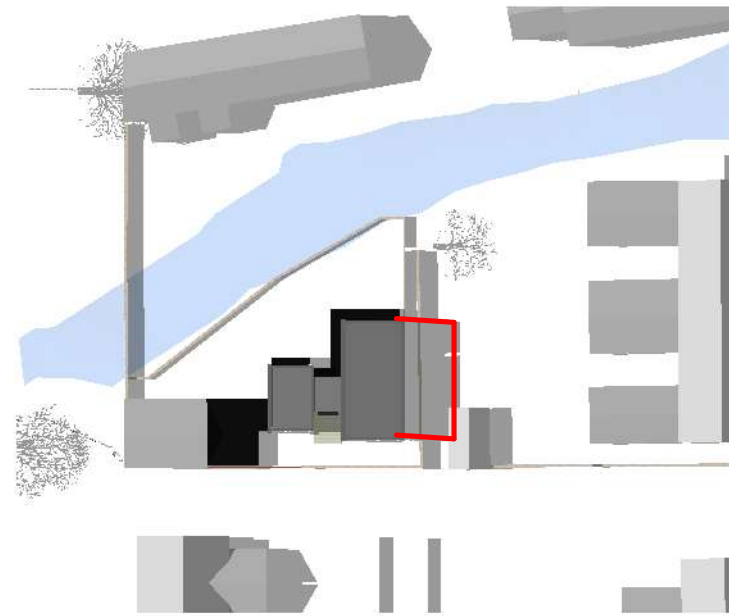
scale @ A1
As indicated

job number
119

drawing number
A(P)-06

rev

please consider the environment before printing this document
refer to dimensions where provided - do not scale from drawing



2 21st Mar / Oct @ 1000

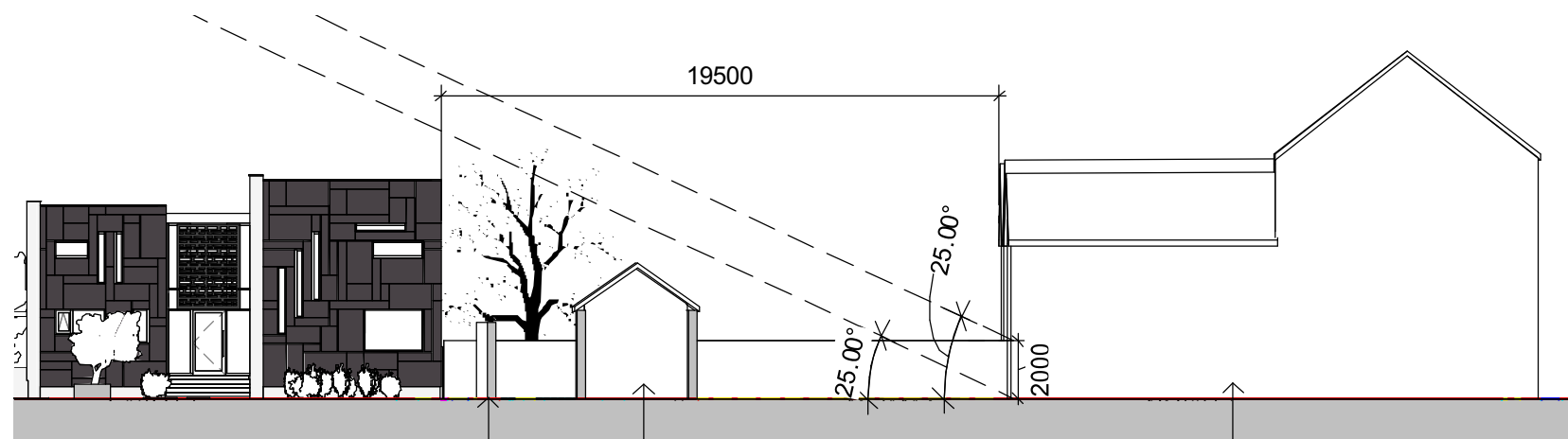
3 21st Mar / Oct @ 1300

4 21st June @ 1000

5 21st June @ 1130

The studies above show the extent of shadowing of the gardens of Pen-Y-Lan Road. They demonstrate that the shadow has left the gardens entirely by circa 1300 on the equinoxes, and circa 1130 on the summer solstice.

The analysis below shows the 25deg rule (Right to Light) as applied to the rear of the properties on Pen-Y-Lan Road.



1 Daylight Analysis
1 : 250

Existing stone wall

Existing coachhouse / garage

Properties facing Pen-y-Lan Road

rev	description	by	date
	first issue	RB	22/09/16

DOWN'S MERRIFIELD architects

t 02921 672672
www.downsmerrifield.com

project
2 Westville Walk
Mr & Mrs Boltman

title
Daylight - Shadow Study

status
Planning

scale @ A3
1 : 250

job number	drawing number	rev
119	A(P)-07	

please consider the environment before printing this document
refer to dimensions where provided - do not scale from drawing

This page is intentionally left blank

COMMITTEE DATE: 09/11/2016

APPLICATION No. **16/02039/MNR** APPLICATION DATE: 29/09/2016

ED: **PENYLAN**

APP: TYPE: Conservation Area Consent

APPLICANT: Mr Boltman

LOCATION: 2 WESTVILLE WALK, ROATH, CARDIFF, CF23 5DD

PROPOSAL: DEMOLITION OF BUNGALOW AND REPLACEMENT WITH 2 STOREY HOUSE WITH NEW OFF-ROAD PARKING

RECOMMENDATION 1 : That, subject to the granting of planning application 15/02038/MNR, Conservation Area Consent be **GRANTED** subject to the following condition :

1. C05 Statutory Time Limit - Con Area Consent

RECOMMENDATION 2: In the light of the low risk that bats may be present in the buildings to be demolished, the following precautionary mitigation measures are recommended to the applicant:

- Demolition works should be timed to avoid bats' maternity and hibernation seasons, so demolition in September/October or March/April is advisable;
- Site operatives should be advised to be aware that bats may be present;
- If bats are found during these works, they should stop immediately and Natural Resources Wales contacted for advice – to continue otherwise may result in a criminal offence;
- Features such as soffits, barge-boards, fascias etc, and any other features which bats may use to roost or to access a roost should be 'soft-stripped' in order to reduce the risk of harm to bats;
- A bat-licenced ecologist should be on call in case bats are found during demolition;
- Enhancement measures for bats, such as bat bricks, bat tiles or providing bat access to roof void may be incorporated into the new building;
- If works do not take place within one year of the most recent bat survey, the bat survey should be repeated as bats may colonise the building in this time.

RECOMMENDATION 3 : To protect the amenities of occupiers of other premises in the vicinity attention is drawn to the provisions of Section 60 of the Control of Pollution Act 1974 in relation to the control of noise from demolition and construction activities. Further to this the applicant is advised that no noise audible outside the site boundary adjacent to the curtilage of residential property shall be created by construction activities in respect of the implementation of this consent outside the hours of 0800-1800 hours Mondays

to Fridays and 0800 - 1300 hours on Saturdays or at any time on Sunday or public holidays. The applicant is also advised to seek approval for any proposed piling operations.

1. DESCRIPTION OF THE SITE

- 1.1 The application site is sited on the periphery of the Roath Mill Gardens Conservation Area and bounds the Roath Park Conservation Area.
- 1.2 The site extends to approximately 550m² and fronts Westville Walk, a street of predominately pre-first world war and Edwardian terraced housing, to the west of the site lies Roath Brook Gardens, to the east terraced properties on Pen Y Lan Road and to the rear the Roath Brook.
- 1.3 A 1950's bungalow sits relatively centrally within the site. The bungalow is a single storey in height with pebble dashed walls, concrete tile roof and uPVC fenestration. The house does not reflect the period, detailing or style of properties within the Conservation Area and is considered to be of little architectural merit.
- 1.4 The site is enclosed to the front and side by high stone and brick walls, which are more characteristic of the Conservation Area setting, and which substantially mitigate the impact of the dwelling which stands behind. The rear boundary separating the site from the Roath Brook is enclosed by vegetation.

2. DESCRIPTION OF PROPOSED DEVELOPMENT

- 2.1 Conservation Area Consent is sought for the demolition of the existing bungalow and its replacement with a two storey dwelling.
- 2.2 Conservation Area Consent is required for the substantial demolition of any unlisted building within a Conservation Area by virtue of Sec. 74 of The Planning (Listed Building and Conservation Areas) Act 1990.
- 2.3 The merits of the proposed replacement dwelling are considered in full in a separate application for planning permission.

3. PLANNING HISTORY

- 3.1 There is no pertinent planning history relating to the application site.

4. LEGISLATION & POLICY FRAMEWORK

- 4.1 Legislation
 - The Planning (Listed Building and Conservation Areas) Act 1990
- 4.2 National Planning Policy
 - Planning Policy Wales (8th Ed, 2015)
 - Welsh Office Circular 61:96 & 1:98 Planning and the Historic Environment

- 4.3 Supplementary Planning Guidance
- Roath Mill Gardens Conservation Area Appraisal (2008)

5. INTERNAL CONSULTEE RESPONSES

- 5.1 The Operational Manager (Shared Regulatory Services) has been consulted, no representations have been received.
- 5.2 The Operational Manager (Traffic and Transportation) raises no objections to the proposal, subject to the proposed access doors not opening over the highway. .
- 5.3 The Operational Manager (Waste Management) raises no objections to the proposal.
- 5.4 The Councils Ecologist raises no objection to the proposal, subject to recommendations.
- 5.5 The Councils Planner (Trees) raises no objection to the proposal subject to conditions.

6. EXTERNAL CONSULTEE RESPONSES

- 6.1 None

7. REPRESENTATIONS

- 7.1 The application was advertised by way of neighbour consultation letters, site and press notice.
- 7.2 Nine letters of representation, seven from neighbouring occupiers and 2 from members of the public that would not be directly affected by the development, have been received objecting to the proposal. The principal of the objections relate to the redevelopment of the site through provision of a new dwelling. Concerns with regards to general nuisance, through noise and dust, have, however, been raised which are pertinent to this application.
- 7.3 Local Ward Members, Cllrs Boyle and Kelloway, have raised objections to the proposal so far as it relates to the application for planning permission, however, appear to raise no objections relevant to the application for conservation area consent.

8. ANALYSIS

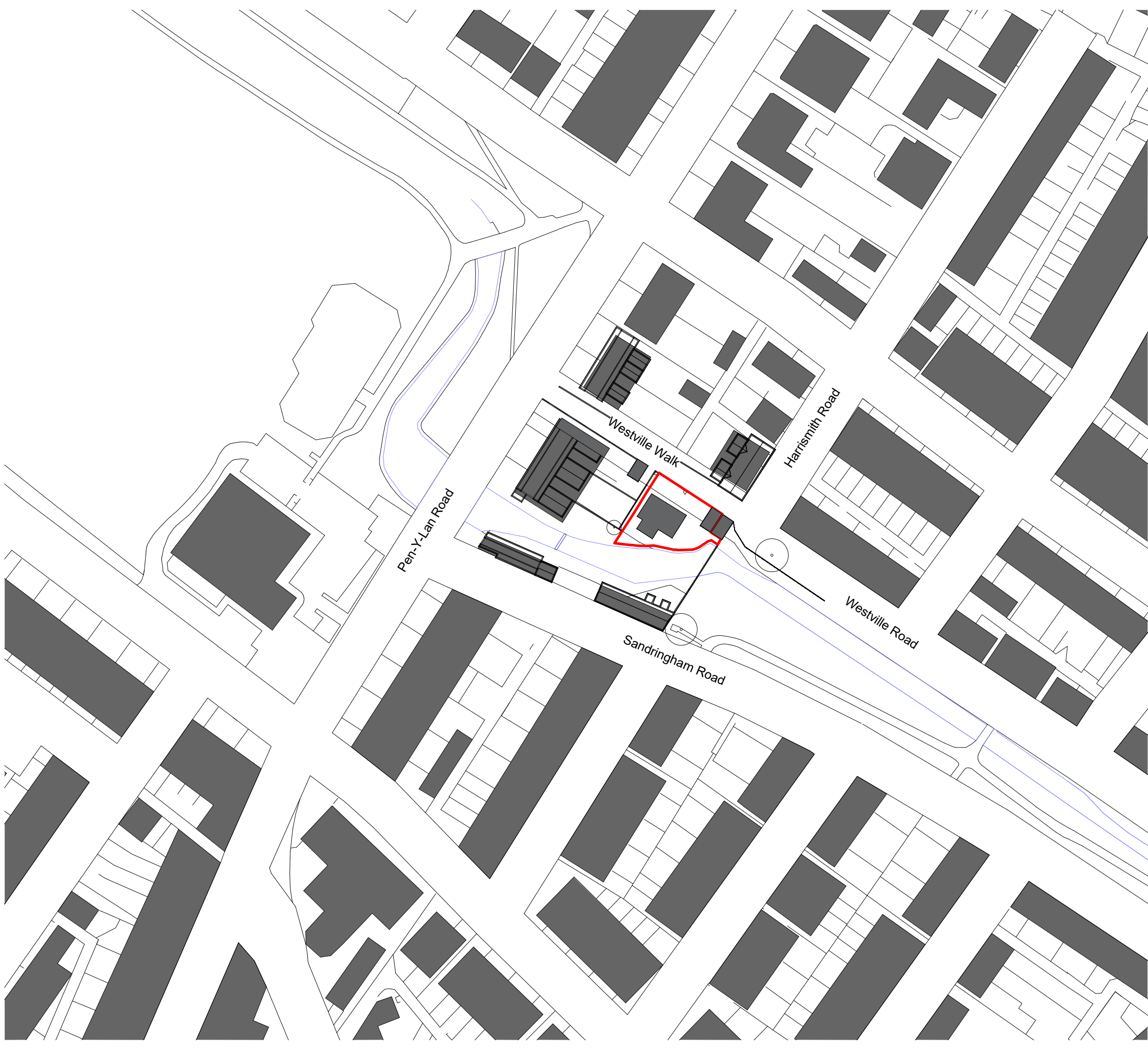
- 8.1 The Local Planning Authority are required by virtue of Sec. 72 of The Planning (Listed Buildings and Conservation) Areas Act 1990 to pay special attention to the desirability of preserving or enhancing the character or appearance of a Conservation Area and that proposals to demolish such buildings should be assessed against the same broad criteria as proposals to demolish Listed

Buildings.

- 8.2 The general criteria relevant to the consideration of all listed building consent applications relate to the importance of the building, its intrinsic architectural and historic interest and rarity; the particular physical features of the building; the building's setting and its contribution to the local scene; and the extent to which the proposed works would bring substantial benefits for the community, in particular by contributing to the economic regeneration of the area or the enhancement of its environment.
- 8.3 In respect of the 'broad criteria' forming part of the assessment of the demolition of Listed Buildings mentioned above. Section 91 of Welsh Office Circular 61:96 confirms that the Secretary of State would not expect consent to be given for demolition simply because redevelopment is economically more attractive to the developer than repair and re-use of a historic building; and advises that the following should be taken into consideration:
- (i) the condition of the building, the cost of repairing and maintaining it in relation to its importance and to the value derived from its continued use;
 - (ii) the adequacy of efforts made to retain the building in use. (Including the offer of the unrestricted freehold of the building on the open market at a price reflecting the building's condition;
 - (iii) the merits of alternative proposals for the site.
- 8.4 It should, however, be noted despite the general and broad principles referenced that in the case of Conservation Areas special regard is to be had to the preservation of the character of the area as opposed to the preservation of building fabric, as is the case in relation to a Listed Building.
- 8.4 The Roath Mill Conservation Area is designated due to its historic and architectural merit and is defined by pre-first world war and Edwardian dwellings with significant architectural merit.
- 8.5 The existing bungalow, a later 20th century addition to the area, is of a contrasting architecture and finish to the predominant building form in the area. This, coupled with its relatively screened setting, ensures that the building contributes little to the areas character and appearance. As such, the principle of the demolition of the existing bungalow and its replacement with an appropriate replacement would be considered acceptable.
- 8.6 Full details of the replacement dwelling proposed have been provided. The replacement dwelling, while being of a greater scale, represents a high quality, bespoke piece of architecture. While it would therefore be more prominent within the conservation area, it is unashamedly of a different architectural approach and finish. This approach, coupled with the high quality complimentary finishing materials proposed, is consequently favoured over a poor pastiche of the traditional style of buildings found in the area.
- 8.8 On the basis that that the existing building provides no intrinsic contribution to the Conservation Area and given the high architectural quality of the proposed

replacement building it is considered that the proposal would result in an enhancement to the Conservation Area.

- 8.9 In situations where harm would be caused to the character and appearance to the Conservation Area if site redevelopment did not occur it may be necessary to impose conditions restricting demolition, by virtue Sec. 17(3) of the Act, that the building should not be demolished until such time as a contract for redevelopment of the site and/or planning permission has been granted. However, in this case due to the screening provided to the site such a condition is not considered necessary in this instance.
- 8.10 The Local Planning Authority may also control demolition so far as it relates to the method of demolition and site restoration. In respect of the latter a detailed scheme of redevelopment is proposed and the comments at para. 8.9 are pertinent. With regards to the former a demolition management plan has been submitted detailing how the building will be demolished and proposing measures to suppress dust and avoid noise nuisance, including proposed working hours. Given the scale of the site and proposed development the proposed details are considered adequate. It should also be noted that working hours, noise and dust nuisance can be controlled by separate legislation.
- 8.11 It is recommended that Conservation Area Consent be granted for demolition of the building.



first issue	RB	19/08/16
rev	description	by date

DOWNS MERRIFIELD architects 
 t 02921 672672
 www.downsmerrifield.com

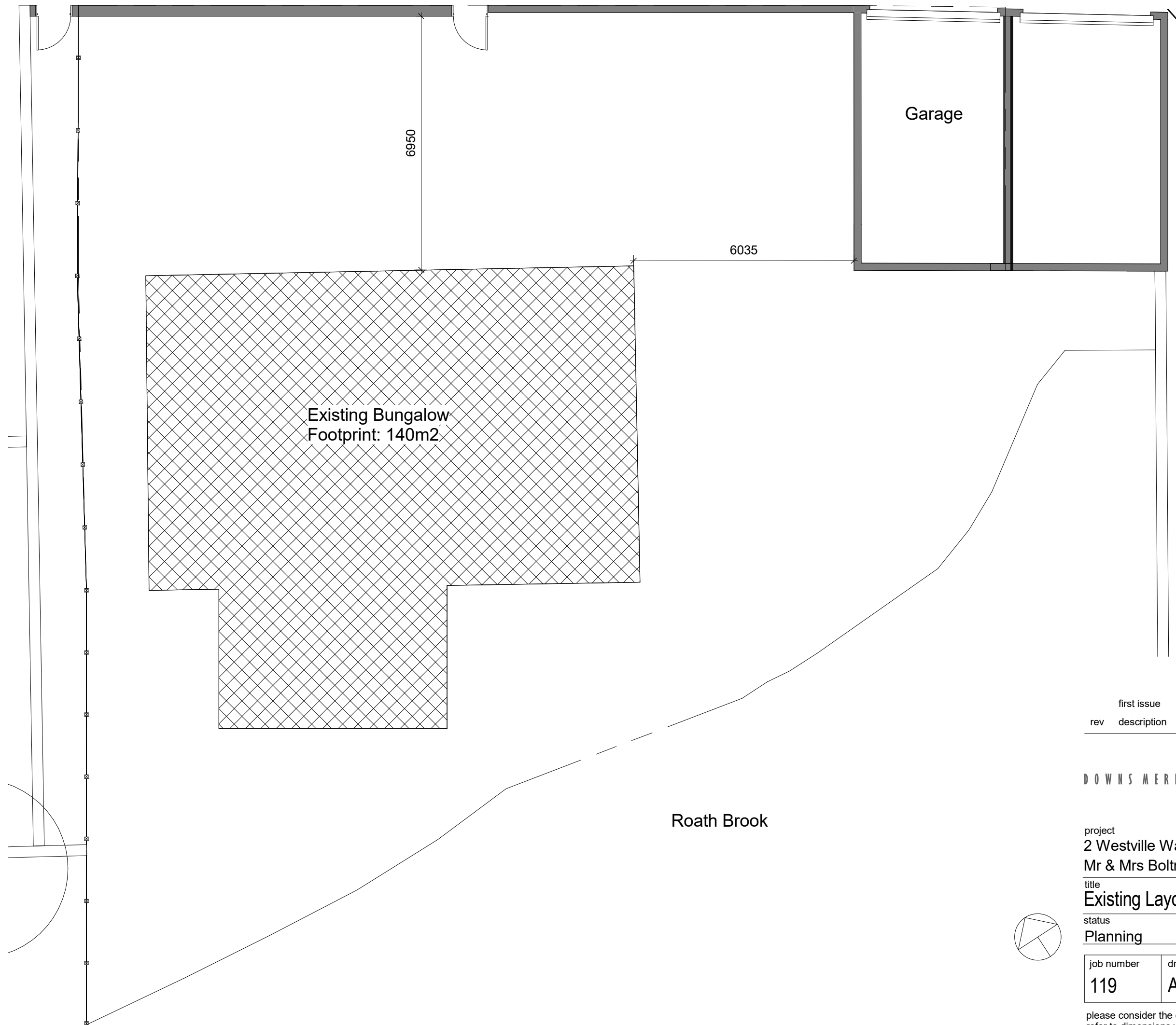
project
 2 Westville Walk
 Mr & Mrs Boltman

title
Location Plan

status
Planning
scale @ A3
1 : 1250

job number	drawing number	rev
119	A(P)-01	

please consider the environment before printing this document
 refer to dimensions where provided - do not scale from drawing



rev	description	by	date
	first issue	RB	19/08/16

DOWNSMERRIFIELD architects

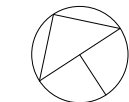
t 02921 672672
www.downsmerrifield.com

project
2 Westville Walk
Mr & Mrs Boltman

title
Existing Layout

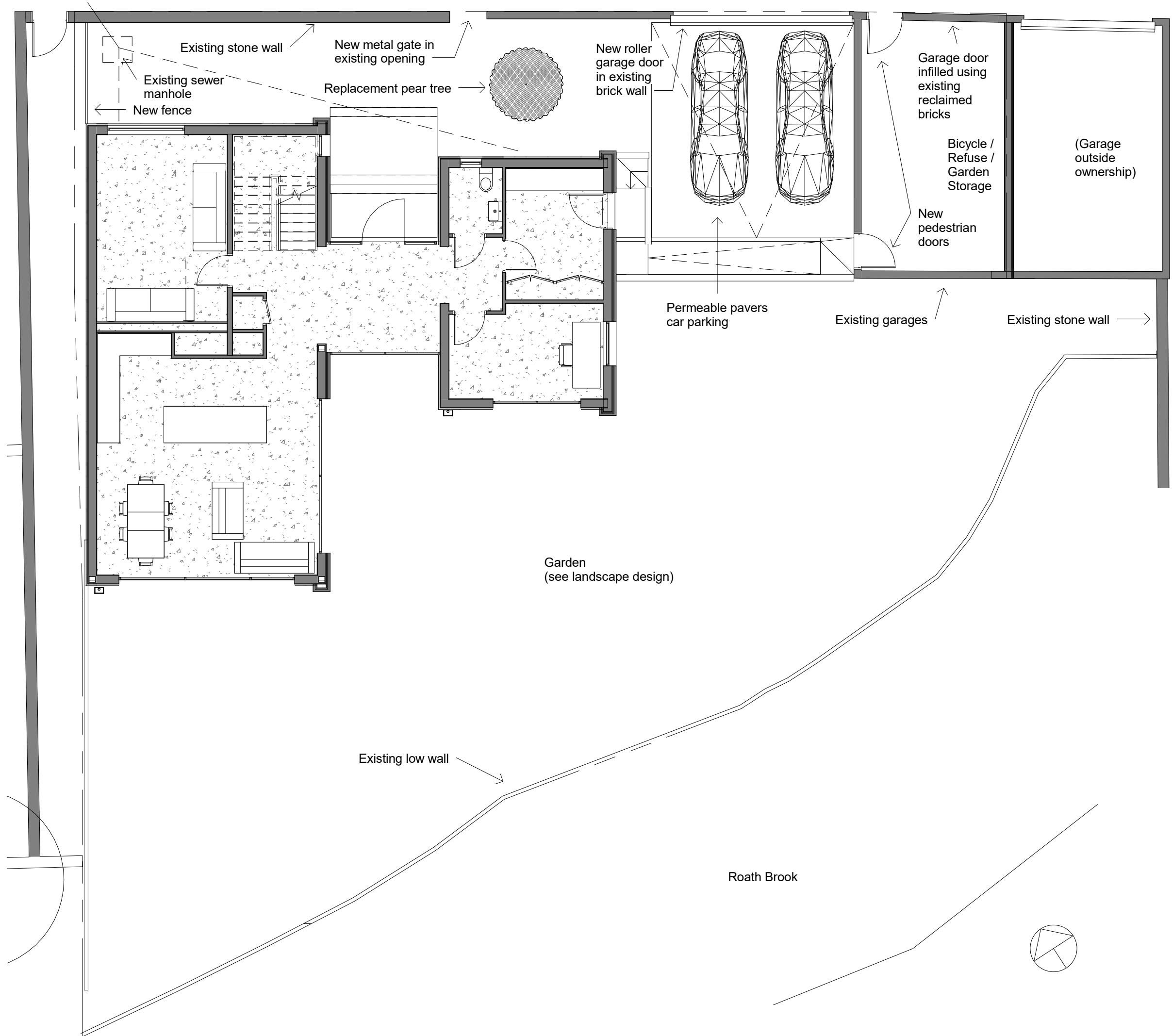
status
Planning

scale @ A3
1 : 100



job number	drawing number	rev
119	A(P)-02	

please consider the environment before printing this document
refer to dimensions where provided - do not scale from drawing



rev	description	by	date
	first issue	RB	19/08/16

DOWNSMERRIFIELD architects

t 02921 672672
www.downsmerrifield.com

project
2 Westville Walk
Mr & Mrs Boltman

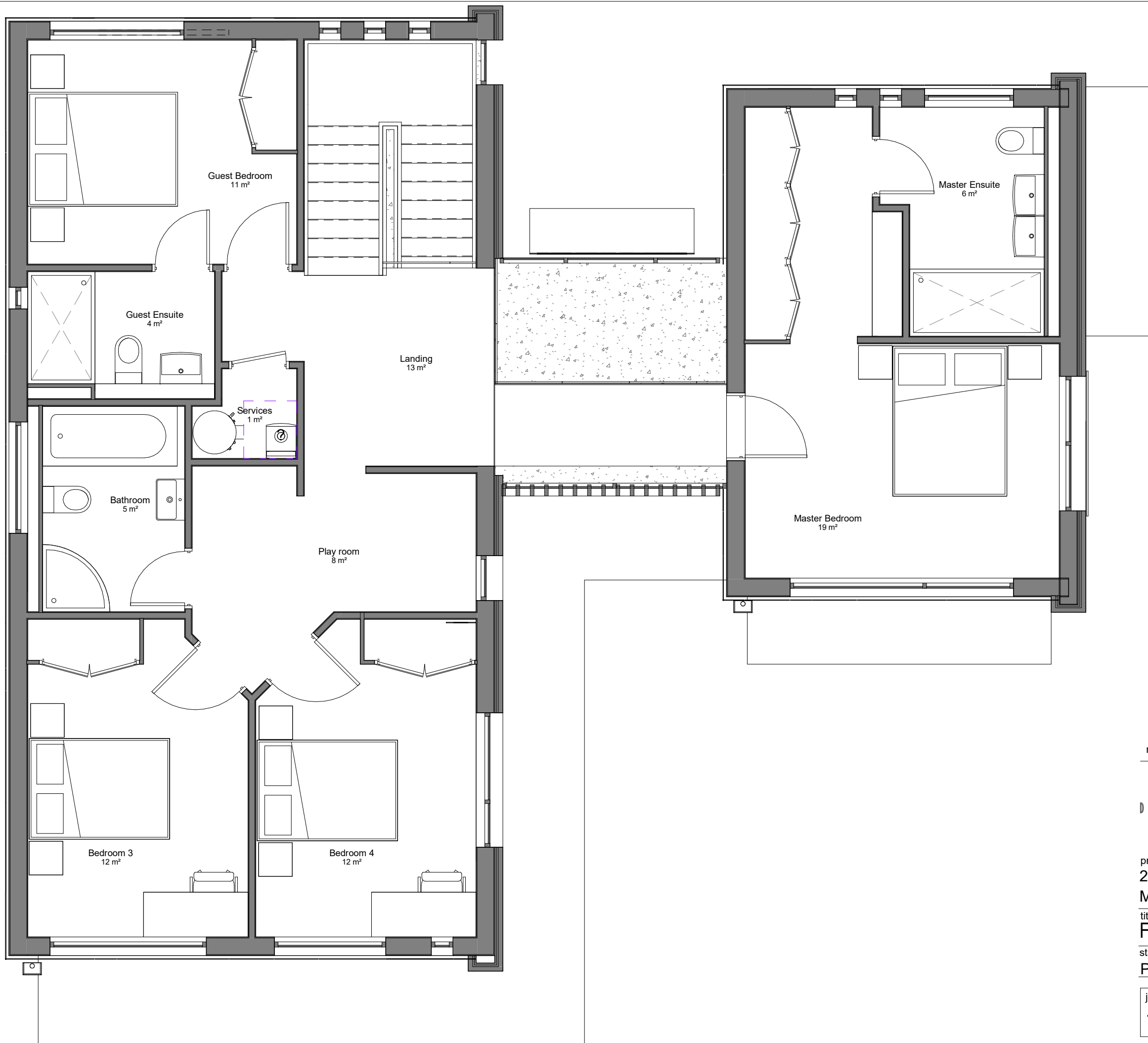
title
Proposed Site

status
Planning

scale @ A3
1 : 100

job number	drawing number	rev
119	A(P)-03	

please consider the environment before printing this document
refer to dimensions where provided - do not scale from drawing



rev	description	by	date
	first issue	RB	19/08/16

DOWNNS MERRIFIELD architects

t 02921 672672
www.downsmerrifield.com

project
2 Westville Walk
Mr & Mrs Boltman

title
First Floor

status
Planning

scale @ A3
1:50

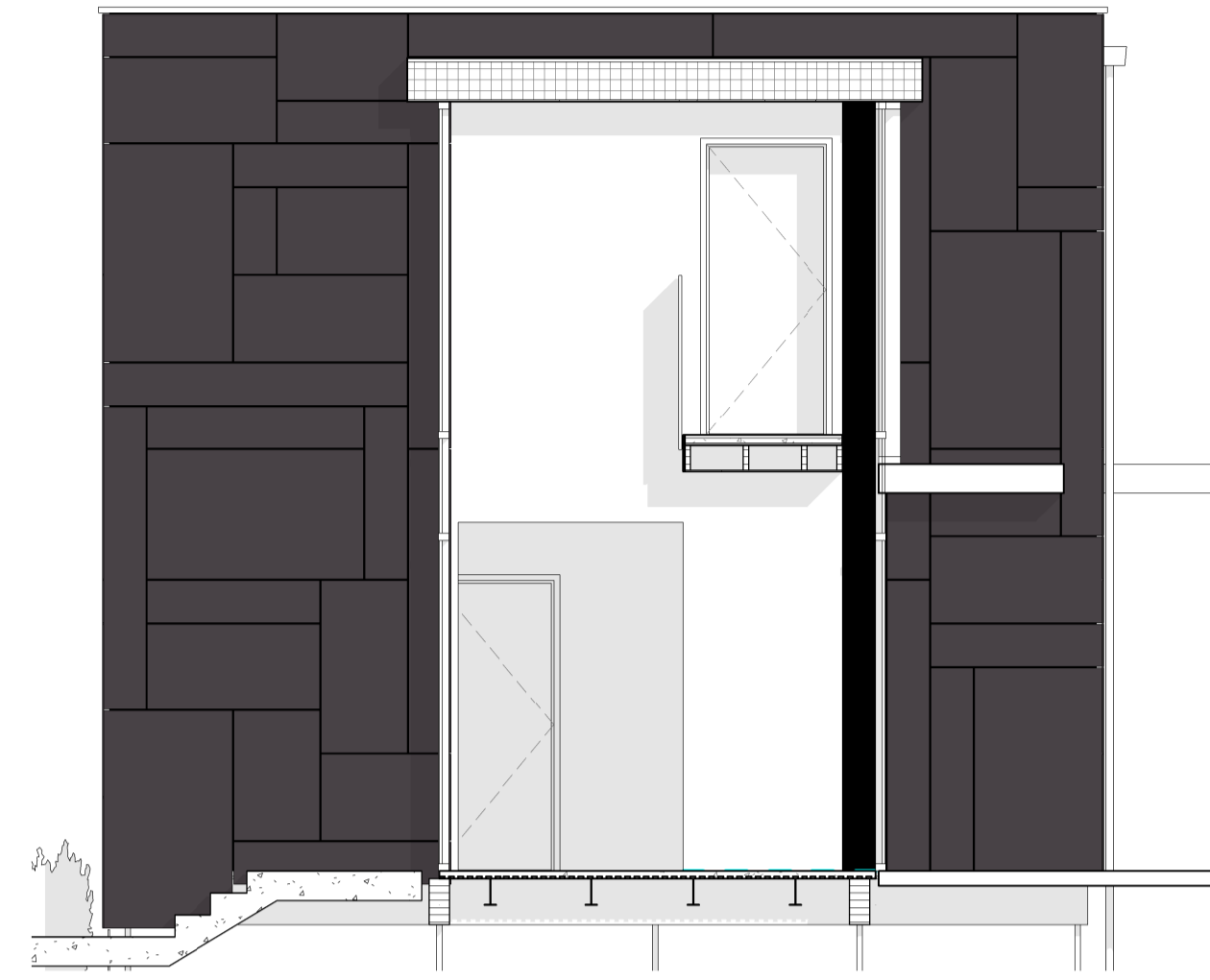
job number	drawing number	rev
119	A(P)-05	

please consider the environment before printing this document
refer to dimensions where provided - do not scale from drawing

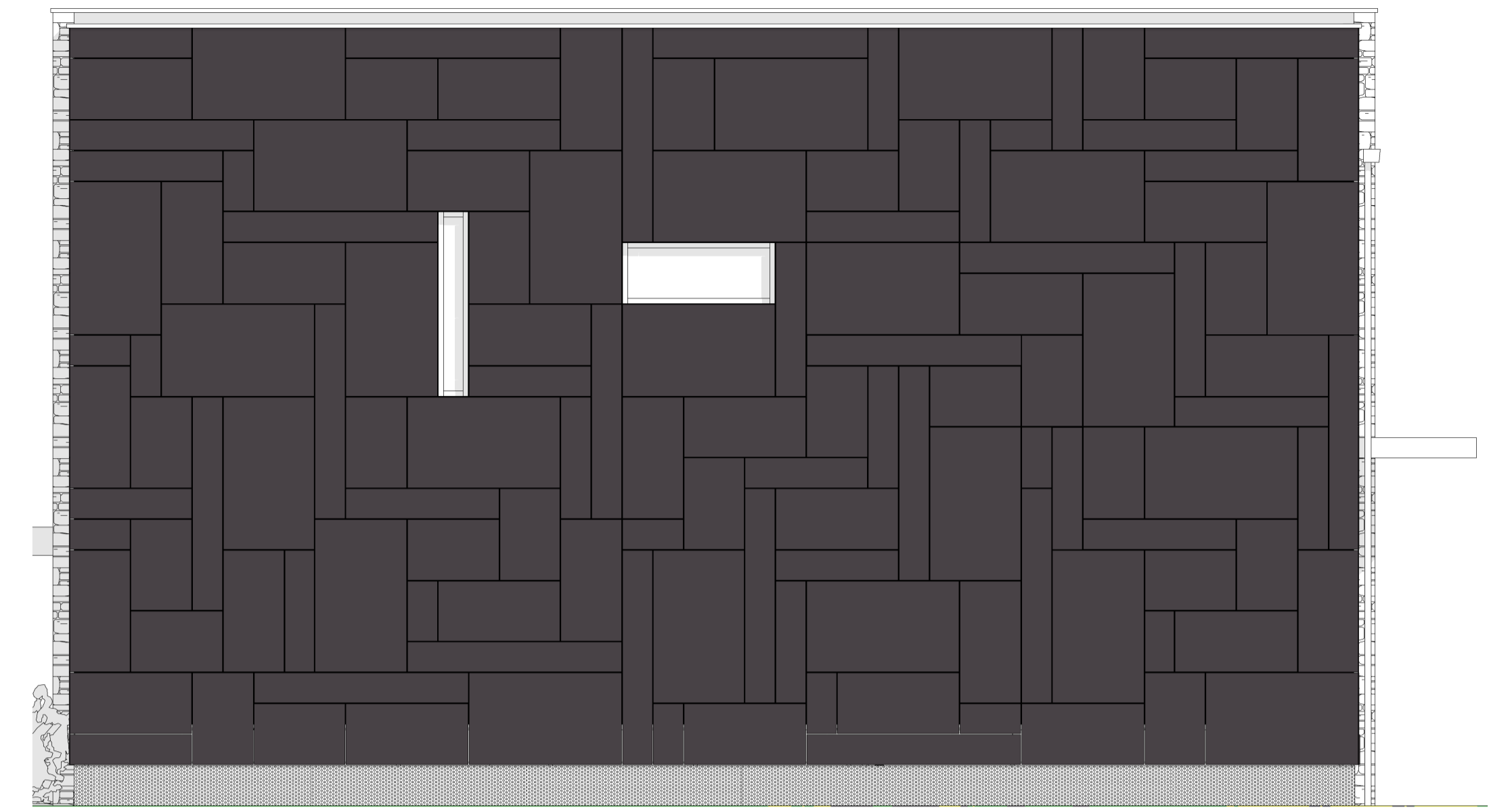


1 Front Elevation
1:50

Stone cladding
Wire mesh
Cladding board



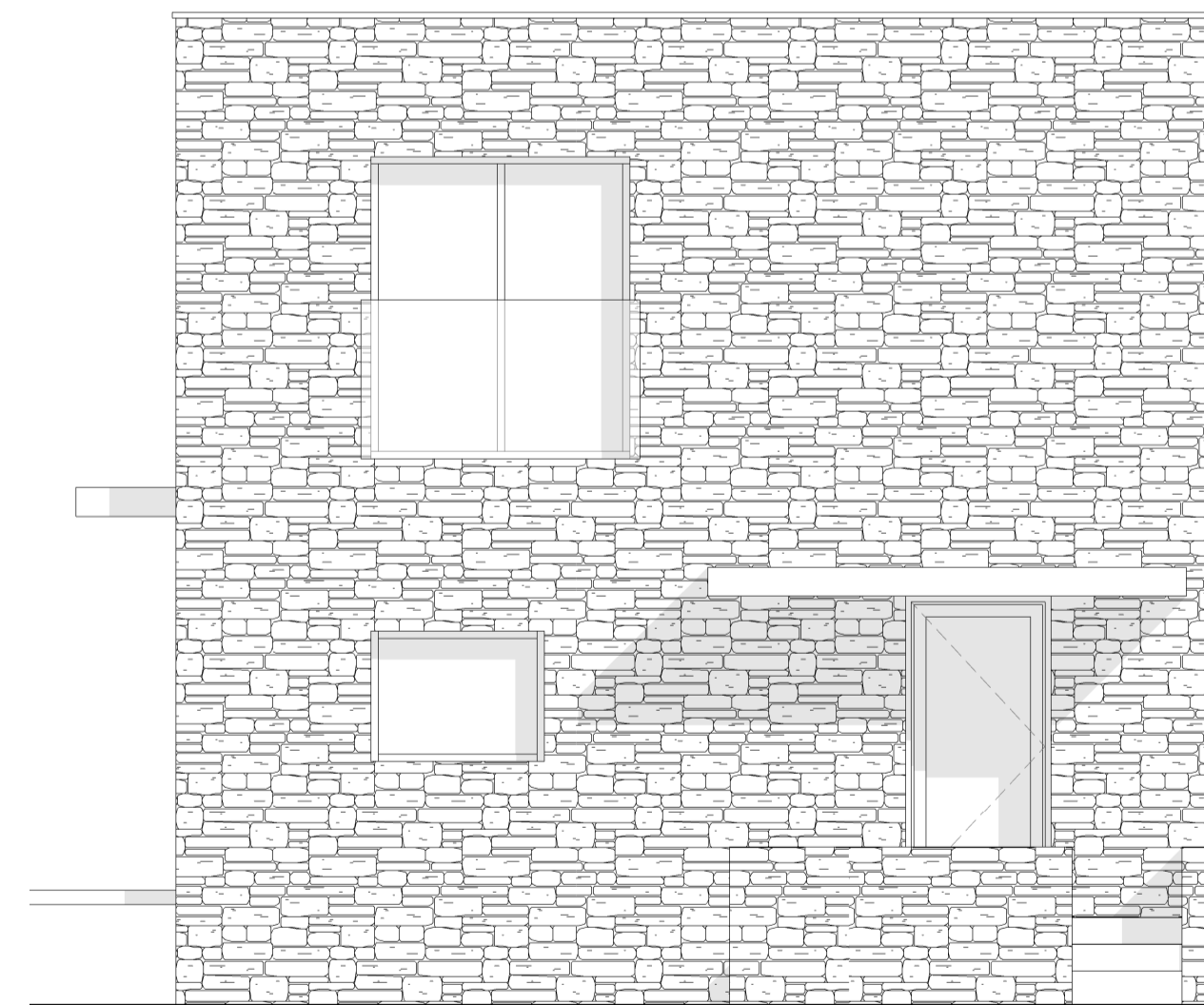
2 Right Elevation (inner)
1:50



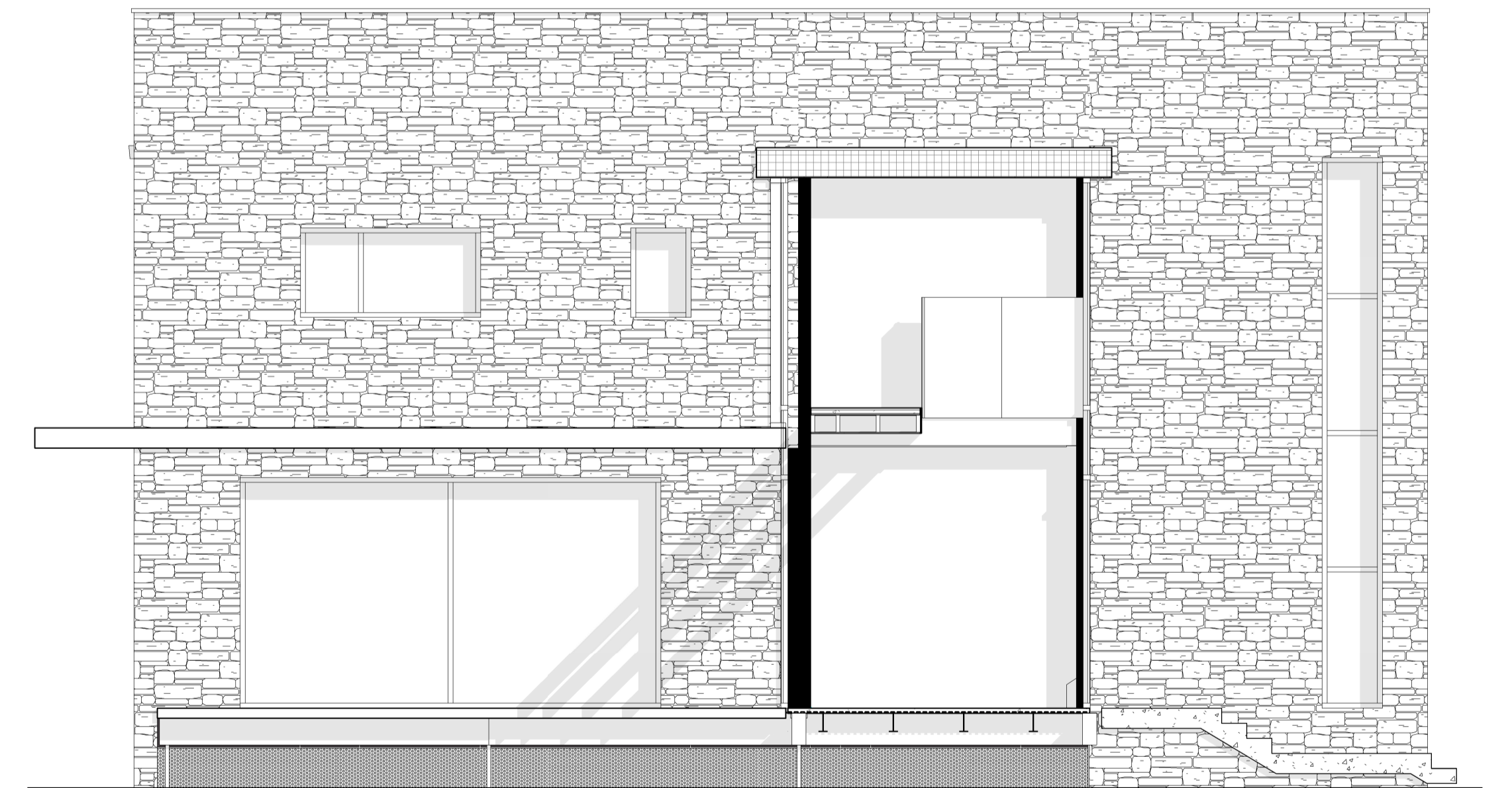
3 Right Elevation
1:50



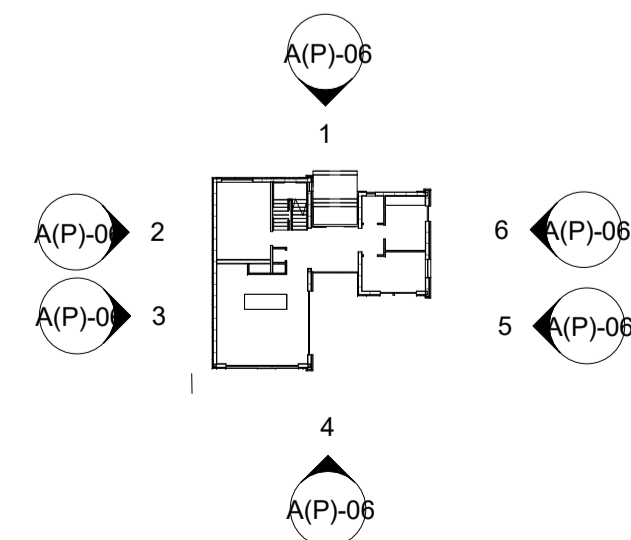
4 Rear Elevation
1:50



5 Left Elevation
1:50



6 Left Elevation (Inner)
1:50



7 Elevation Key
1:500

Materials
 Stone: Real Stone Cladding - Rustic Gneiss
 Cladding: Equitone Tectiva Mineral Black
 Windows: Composite ali-clad, RAL 7016
 Canopies: PPC Aluminium, RAL 7016

rev	description	by	date
	first issue	RB	19/08/16

DOWNNS HERRIFIELD ARCHITECTS

project
2 Westville Walk

Mr & Mrs Boltman

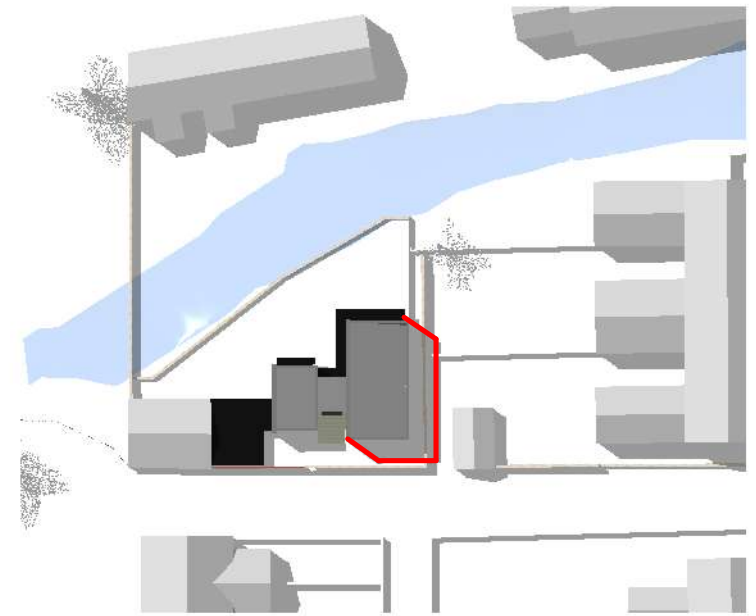
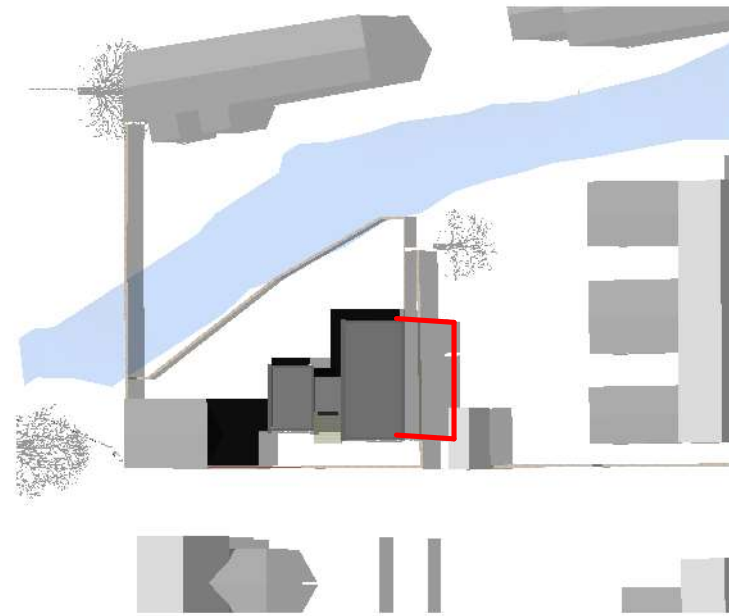
title
Proposed Elevations

status
Planning

scale @ A1
As indicated

job number	drawing number	rev
119	A(P)-06	

please consider the environment before printing this document
refer to dimensions where provided - do not scale from drawing



2 21st Mar / Oct @ 1000

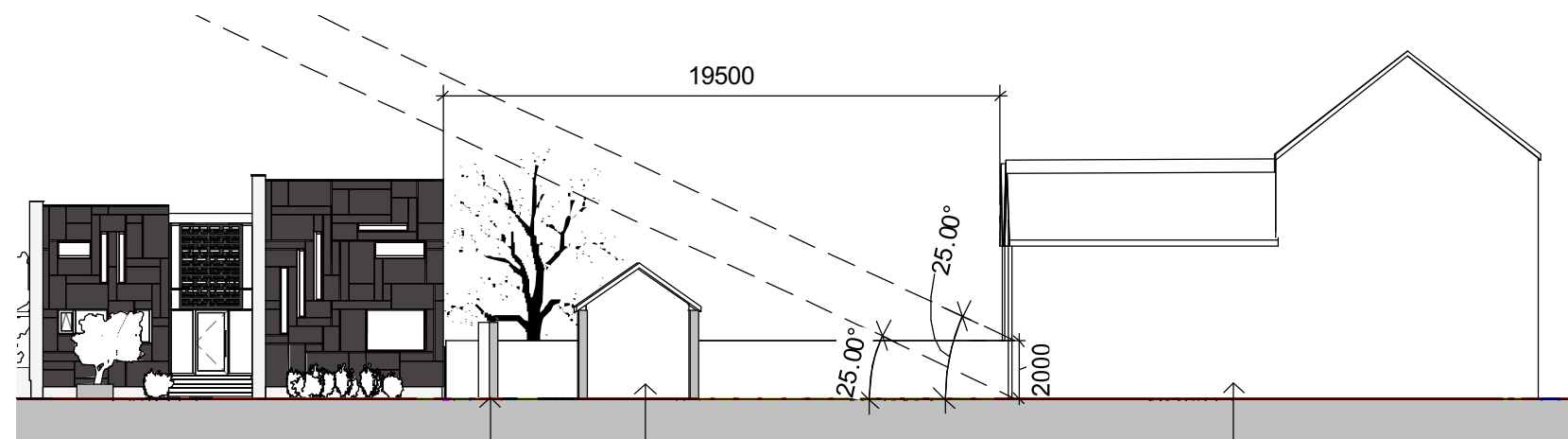
3 21st Mar / Oct @ 1300

4 21st June @ 1000

5 21st June @ 1130

The studies above show the extent of shadowing of the gardens of Pen-Y-Lan Road. They demonstrate that the shadow has left the gardens entirely by circa 1300 on the equinoxes, and circa 1130 on the summer solstice.

The analysis below shows the 25deg rule (Right to Light) as applied to the rear of the properties on Pen-Y-Lan Road.



1 Daylight Analysis
1 : 250

Existing stone wall

Existing coachhouse / garage

Properties facing Pen-y-Lan Road

rev	description	by	date
	first issue	RB	22/09/16

DOWN'S MERRIFIELD architects

t 02921 672672
www.downsmerrifield.com

project
2 Westville Walk
Mr & Mrs Boltman

title
Daylight - Shadow Study

status
Planning

scale @ A3
1 : 250

job number	drawing number	rev
119	A(P)-07	

please consider the environment before printing this document
refer to dimensions where provided - do not scale from drawing

This page is intentionally left blank

LOCAL MEMBER SUPPORT

COMMITTEE DATE: 09/11/2016

APPLICATION No. **16/02119/MNR** APPLICATION DATE: 05/09/2016

ED: **ADAMSDOWN**

APP: TYPE: Variation of conditions

APPLICANT: Blue Coast Cardiff LLP & TJX Europe

LOCATION: UNIT 5, CITY LINK, NEWPORT ROAD, ADAMSDOWN,
CARDIFF, CF24 1PQ

PROPOSAL: VARIATION OF CONDITION 6 (SIZE OF RETAIL UNIT
FLOORSPACE AND SCOPE OF GOODS TO BE SOLD) OF
16/00929/MNR

RECOMMENDATION : That, subject to relevant parties entering into a binding planning obligation, in agreement with the Council, under **SECTION 106** of the Town and Country Planning Act 1990, within 6 months of the date of this resolution unless otherwise agreed by the Council in writing, in respect of matters detailed in paragraphs 8.25 and 8.26 of this report, planning permission be **GRANTED** subject to the following conditions:

1. C01 Statutory Time Limit
2. The retail floorspace of Unit 3A shall only be occupied by a Limited Assortment Discounter and shall not exceed 1,595sq. m. gross, either by internal or external alteration and shall only be used for the sale of convenience goods, except 319sq. m. of the gross sales area may be used for the sale of comparison goods and for no other purpose including those set out in Class A1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking, amending or re-enacting that Order with or without notification. (For the avoidance of doubt convenience goods shall be taken to mean: Food, drink, tobacco, household cleaning products, newspapers and magazines).
Reason: The implications of other uses or changes to the format of sales have not been tested in relation to this application and would need to be examined fully in line with each of the criteria and tests of the retail strategy of the development plan and/or national guidance.
3. The retail floorspace of Unit 3C shall not exceed 1,042sq m gross, either by internal or external alteration and shall only be used for the sale of convenience goods, except that up to 77sq m of gross sales area may be used for the sale of comparison goods and for no other purpose including those set out in Class A1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision

equivalent to that Class in any statutory instrument revoking, amending or re-enacting that Order with or without modification. (For the avoidance of doubt convenience goods shall be taken to mean: Food, drink, tobacco, household cleaning products, newspapers and magazines).

Reason: The implications of other uses or changes to the format of sales have not been tested in relation to this application and would need to be examined fully in line with each of the criteria and tests of the retail strategy of the development plan and/or national guidance.

4. The retail floorspace of Unit 3B shall only be used for the sale of home improvement and DIY goods, plumbing and hardware goods, timber and building products, paint and wallpaper, garden supplies, furniture, carpets and other floor coverings, soft furnishings, homewares, electrical goods, computers, office equipment and supplies, pets and pet products and motor accessories, and for no other purpose including those set out in Class A1 of the schedule for the Town and Country Planning (Use Classes) Order 1987 or in any provision equivalent to that Class in any statutory instrument amending, revoking or re-enacting that Order with or without modification'.

Reason: The implications of other uses or changes to the format of sales have not been tested in relation to this application and would need to be examined fully in line with each of the criteria and tests of the retail strategy of the development plan and/or national guidance

5. The retail floorspace of Unit 4 shall not exceed 929 sq m either by internal or external alterations and shall only be used for the sales of home improvement and DIY goods, plumbing and hardware goods, timber and building products, paint and wallpaper, garden supplies, furniture, carpets and other floor coverings, soft furnishings, homewares, electrical goods, computers, office equipment and supplies, pets and pet products and motor accessories, and no more than 20% shall be used for the sales of convenience goods; no more than 13% for the sales of health and beauty products; no more than 11% for the sale of household goods (including cleaning products); no more than 2% for the sale of clothing and no more than 37% for the sale of the following products:- entertainment, baby, seasonal/celebration, stationary, cards and toys and for no other purpose including those set out in Class A1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to the Class in any statutory instrument revoking, amending or re-enacting that Order with or without modification .

Reason: To ensure that changes to the type, format and scale of development do not compromise the retail strategy of the development plan and/or national planning guidance.

6. The retail floorspace of Unit 5 shall not exceed 2,275sq m gross either by internal or external alterations and shall only be used for the sale of home improvement and DIY goods, plumbing and hardware goods, timber and building products, paint and wallpaper, garden supplies,

furniture, carpets and other floor coverings, soft furnishings, homewares, electrical goods, computers, office equipment and supplies, pets and pet products and motor accessories, and no more than:

- 1,204sq m to be used for the sale of clothing, footwear and accessories;
- 328sq m to be used for the sale of the following products:- luggage and travel items, toys, sports equipment; seasonal goods, health and beauty goods;
- 114sq m to be used for the sale of ancillary convenience goods; and for no other purposes, unless expressly provided for and/or on a basis which is incidental and/or ancillary to the main goods sold, including those set out in Class A1 of the schedule for the Town and Country Planning (Use Classes) Order 1987 or in any provision equivalent to that Class in any statutory instrument amending, revoking or re-enacting that Order with or without modification and the provision of an ancillary A3 café/restaurant/coffee shop within the unit.

Reason: In order to ensure changes to the format and scale of the development would not compromise the retail strategy of the development plan and/or government planning guidance by introducing the sale of too large a proportion of goods that ought to be sold in designated centres.

7. The retail floorspace of Unit 6A shall not exceed 1,122 sq m gross either by internal or external alterations and shall only be used for the sale of home improvement and DIY goods, plumbing and hardware goods, timber and building products, paint and wallpaper, garden supplies, furniture, carpets and other floor coverings, soft furnishings, household textiles, homewares, electrical/ battery related goods, computers, office equipment and supplies, pets and pet products and motor accessories, except that 561sqm may be used for the sale of convenience goods; 337sqm may be used for the sale of clothing, footwear and related accessories, 224sq m may be used for the sale of luggage, toys and games, health and beauty products, toiletries, books, stationary and craft related items, entertainment media, seasonal products and party related items and for no other purpose including those set out in Class A1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking, amending or re-enacting that Order with or without modification.

Reason: To ensure that changes to the type, format and scale of development do not compromise the retail strategy of the development plan and/or national planning guidance.

8. The retail floorspace of Unit 6B , shall be used for the purpose specified in the application (as a coffee shop) and for no other purpose falling within Class A3 of the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that Class in any statutory instrument amending, revoking or re-enacting that Order),The unit shall only be able to revert to class A1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision

equivalent to that Class in any statutory instrument revoking, amending or re-enacting that Order with or without notification to only sell the range of goods permitted under Condition 4.

Reason: To prevent other retail uses or changes to the format of retail sales which would need to be fully considered separately by the Local Planning Authority in terms of development plan policies and/or government planning guidance.

9. There shall be no further sub-division of units 3A, 3B, 3C, 4, 5 and 6A which would result in the creation of any unit with a gross floor area of less than 900 square metres.

Reason: The implications of other uses and changes to the format of sales have not been tested in relation to the application and would need to be examined fully, in relation to the policies of the development plan and/or government planning guidance.

10. The existing car parking, manoeuvring areas and loading and unloading areas shall be maintained and retained at all times for those purposes in association with the development.

Reason: To make provision for the parking of vehicles clear of the roads so as not to prejudice the safety, convenience and free flow of traffic.

1. **DESCRIPTION OF PROPOSED DEVELOPMENT**

- 1.1 This planning application (S.73 T&CPA) seeks to vary Condition 6 of Planning permission 16/00929/MNR to allow TX Max to occupy the vacant Unit of the City Link Retail Park.
- 1.2 The application is presented to the Planning Committee as the amount of S106 monies exceeds the Council's officer scheme of Delegation.
- 1.3 The applicant has served Certificate B (Town and Country Planning Act) on the adjoining land owners.

2. **DESCRIPTION OF SITE**

- 2.1 The application site forms part of a retail park with a variety of national retailers. The unit itself measures 2,345 sq m (gross) of A1 retail floor space of which 1,038sqm is currently provided at mezzanine level. Following the recent non-material amendment consent (16/01651/MNR) the floor space of the unit has been marginally reduced to 2,275Sq m
- 2.2 Access to the site is via Newport road with a secondary access to the rear of the site onto Rover way. To the rear of the site is the main London bound Railway line.
- 2.3 The site has under gone regeneration in recent years, in terms of the external appearance and occupancy.

3. **SITE HISTORY**

- 3.1 14/02934/MNR - Refurbishment unit 3A - approved
- 3.2 14/02935/MNR – Vary condition 1 of 99/02144/R – to allow Aldi to trade from unit 3A – approved
- 3.3 15/00647/MNR- Vary condition 2 of 99/02144/R allow sub-division of unit 6- approved
- 3.4 15/00650/MNR – Allow Costa Coffee into unit 6B – approved
- 3.5 15/01784/MNR- Alterations – approved
- 3.6 15/01791/MNR- Variation of condition 1 of planning application 14/02935/MNR- allow Iceland into unit 3C – approved
- 3.7 15/02644/MNR – Alterations to unit 4 – approved
- 3.8 15/02642/MNR – Vary condition 4 of 15/01791/MNR to allow Pound Land – approved
- 3.9 16/00929/MNR – Vary condition 4 of 15/01791/MNR to allow a wider range of goods from unit 6A – approved
- 3.10 16/00930/MNR – external alteration to unit 6A- approved

4. **POLICY FRAMEWORK**

- 4.1 *Planning Policy Wales Edition 8 (2016):*
- 4.2 Technical Advice Note (TAN):
4(Retailing and Town Centres),
23 (Economic Development)
- 4.3 The Cardiff Local Development Plan 2006-2026 provides the Local Planning Policy framework. Relevant policies include:

KP5: Good Quality and Sustainable Design
R6: Retail Development (out of centre)
- 4.4 Supplementary Planning Guidance: Access, Circulation and Parking (January, 2010)
Supplementary Planning Guidance: Waste and Collection and Storage Facilities (2007)

The SPGs were approved as supplementary guidance to the City of Cardiff Local Plan (1996). Although the City of Cardiff Local Plan (1996) has recently been superseded by the Cardiff Local Development Plan (2016), the advice

contained within the SPGs is pertinent to the assessment of the proposal and remains consistent with the aims of both LDP Policies and guidance in Planning Policy Wales and are afforded significant weight.

5. INTERNAL CONSULTEE RESPONSES

- 5.1 The Operational Manager, Transportation: No objection in principal as there are no changes to parking.

6. EXTERNAL CONSULTEE RESPONSES

- 6.1 Nil

7. REPRESENTATIONS

- 7.1 Local members have been notified of the application. Councillor Nigel Howells supports this application.

- 7.2 The application was advertised by a Site Notice: No representations have been received.

8. ANALYSIS

- 8.1 Key issues: Land use (retail hierarchy), transportation, conditions and legal agreement

Land Use

- 8.2. The application site is in an out-of-centre location in terms of retail policy. Planning Policy Wales Edition 8 (January 2016) is clear that planning applications for retail developments, including redevelopment and extensions in out-of-centre locations should be assessed against the following tests:-

- (i) Compatibility with a Community or up-to-date Development Plan Strategy;
- (ii) Consideration of need;
- (iii) The sequential approach to site selection; and
- (iv) The impact on existing centres.

- 8.3 Policy R6 of the Adopted Local Development Plan provides the Development Plan Policy framework.

Local Development Plan Policy R6 only allows for retail development outside the Central Shopping Area, District and Local Centres identified on the Proposals Map if the proposal would meet the following criteria:-

- (i) There is a need for the proposed floorspace (with precedence accorded to establishing quantitative need);
- (ii) That need cannot satisfactorily be accommodated within or adjacent to the Central Shopping Area, within a District or Local Centre;
- (iii) The proposal would not cause unacceptable harm to the vitality, attractiveness or viability of the Central Shopping Area, a District or

- Local Centre or a proposal or strategy including the Community Strategy, for the protection or enhancement of these centres;
- (iv) The site is accessible by a choice of means of transport; and
 - (v) The proposal is not on land allocated for other uses. This especially applies to land designated for employment and housing, where retail development can be shown to limit the range and quality of sites for such use.

8.4 The agent has submitted a Planning and Retail Statement that provides an assessment of the proposed development in respect of retail planning policy in relation to the need for the proposal, the sequential approach to site selection and the potential retail impact on the vitality and viability of nearby district/local centres. A summary and assessment of the main retail issues are outlined below.

Retail Need

Quantitative Need

- 8.5 Convenience goods – As minimal convenience goods floorspace is proposed (115sqm) and given the nature of the convenience goods to be sold (chocolate/confectionary) and its ancillary function (5% of the gross floorspace), it is considered not necessary to undertake a convenience goods needs assessment. The turnover of the convenience goods floorspace will be very limited (£0.2m) and it is considered immaterial when compared to the nearby significant food stores of Sainsbury's and Morrison's.
- 8.6 Comparison goods – Under the existing permitted situation, having regard to the published sales densities of the permitted range of retailers, the existing floorspace of Unit 5 could generate a total potential comparison goods turnover of £15.8m should PC World/Curry's trade from the unit. Should Wickes occupy the floorspace the comparison goods turnover could be significantly less at £2.5m. In light of the significant difference in comparison good turnover of the fallback position, an average comparison goods turnover figure of all the permitted retailers is assessed to be £9.6m.
- 8.7 The potential comparison goods turnover of the proposed TK Maxx store at 2021 is £5.6m. As such the proposal will result in a decrease in comparison goods turnover of £4.0m when compared to the existing permitted situation. As the comparison goods turnover of the proposal is significantly lower than the existing turnover it is considered in this instance, that there is no requirement to undertake a comparison goods quantitative need assessment.
- 8.8 In addition as a result of the redevelopment and refurbishment works at City Link Retail Park over the last few years, including the re-occupation of existing comparison goods retail warehouse units by convenience goods retailers, and the giving up of the new comparison goods retail warehouse planning consent, the level of comparison goods floorspace at the retail park has significantly decreased resulting in a subsequent reduction in comparison goods retail turnover.

Qualitative Need

- 8.9 Similar to the current retail warehouse store located at Culverhouse Cross, which serves residents in the western part of Cardiff, this store will offer the same facilities in the eastern part of the city.
- 8.10 In addition Unit 5 has been vacant for over 2 years and its re-occupation by TK Maxx will ensure a prominent retail warehouse is brought back into use and help to ensure the long term sustainability of the site.
- 8.11 The re-occupation of the unit by TK Maxx will also result in the creation of 40 additional jobs at the retail park.

Sequential Test

- 8.12 The agents have undertaken a sequential search for alternative sites and premises within the primary catchment area of the application site and provided a detailed assessment/analysis of potential sequential alternative sites and units within or on the edge of the following centres; Albany Road/Wellfield Road District Centre, City Road District Centre, Clifton Street District Centre, Splott Road Local Centre and Rumney Local Centre.
- 8.13 TK Maxx's operational requirements for a warehouse format store include a gross floor area of between 1,800-2,500 sq m gross. Notwithstanding these identified business model requirements the agents have undertaken a detailed review of the centres to assess whether there are any sites/units capable of accommodating the proposed development. This detailed review of the centres capable of accommodating the proposal found no sequentially preferable sites or units in those centres. The retail statement concludes that the proposed development is consistent with the sequential approach to site selection.

Impact

- 8.14 The impact analysis established the existing expenditure pattern within the Primary Catchment Area and projects this pattern of comparison goods expenditure forward to 2021 assuming that each location maintains its current market share of expenditure; assesses the pattern of trade draw to the proposed store at 2021 and calculates the percentage change in retail turnover in each store/centre between 2016 and 2021.
- 8.15 If Unit 5 is occupied by TK Maxx, it is assessed that 25% of trade would be drawn from the city centre (including TK Maxx's existing high street format store). Having regard to the number and type of existing comparison goods retailers in the centres it is anticipated the proposed TK Maxx store would draw 4% of its trade from each of Albany Road/Wellfield Road and City Road district centres. A high proportion of trade (42%) is assessed to be drawn from existing out-of-centre retail warehousing in Cardiff, most notably Matalan on Newport Road, Laura Ashley and Homesense at Lifestyle Park, Ty Glas, Llanishen and Next and Outfit at Capital Retail Park, Leckwith. A further 20% is assessed to

be drawn from retail facilities outside Cardiff, including TK Maxx retail warehouse format store at Culverhouse Cross. In terms of Clifton Street District Centre, Splott Road Local Centre and Rumney Local Centre having regard to the lack of retail trading overlap between these centres and the proposed store, these centres are not anticipated to experience any material impact.

Retail Policy Conclusions

- 8.16 It is considered that the Retail Planning Statement has, on balance, adequately demonstrated that the proposal satisfies the standard retail tests of need, sequential test and impact (in isolation), and therefore a refusal of planning permission on this basis alone cannot be justified.
- 8.17 However, the Council operates a policy of maintaining a balance between the city centre and designated district and local centres and out of centre retailing and seeks to control the amount, size and nature of out of centre retailing in order to sustain and enhance the vitality, viability and attractiveness of the city centre, district and local centres. This control has been achieved through the imposition of conditions to control the scale and nature of out-of-centre retailing by restricting the amount of floorspace of retail units, preventing sub-division of retail units and restricting the type of goods that can be sold out-of-centre to those that are bulky in nature and whilst the retail statement provides evidence that the comparison goods turnover at City Link Retail Park will be less with the occupation of TK Maxx compared to the fallback position, the concern is that the nature of the retail park has changed over time from bulky comparison goods retailing to non- bulky comparison goods retailing.
- 8.18 The present proposal would lead to the further intensification of the sale of 'town centre' (i.e. non bulky comparison goods) goods being sold from an out-of-centre retail park, thereby further increasing the attractiveness of the retail park as a one-stop retail destination; the cumulative impact of which, could lead to a greater impact on centres than the retail statement suggests.
- 8.19 In conclusion, retail policy concerns remain in relation to the proposal, as the application proposes further non-bulky high street goods floorspace in an out-of-centre location. However, it must be acknowledged that in terms of assessing the proposal in relation to Government Policy as set out in Planning Policy Wales (Edition 8) January 2016, the retail tests of need and the sequential test against which the development proposals must be assessed make it difficult in this instance to justify a refusal of permission for this application. Although the impact of this individual proposal on designated centres is not shown to be significantly adverse in isolation, the cumulative impact of the proposal in addition to more recent changes of conditions at the retail park make the impact potentially more significant and as such it is apparent for the need to set out mitigation measures. Without mitigation, the wider, improved retail offer proposed by this application and the full occupation of all units at the retail park which have benefitted from recent permissions to sell a wider range of goods, has the potential to have an increased adverse impact on centres. This impact will be more acutely experienced by those

centres that are already experiencing economic, social and/or environmental challenges.

- 8.20 It is therefore, considered that appropriate mitigation measure can help address the broader retail policy concerns in relation to cumulative impact, in this instance.
- 8.21 The proposal will also create 40 jobs and the reoccupation of the last remaining vacant unit will complete the regeneration of the retail park which is a material consideration in the determination of the application.
- 8.22 The provision of an ancillary Class A3 café/coffee shop/restaurant is also allowed within the unit.

Transportation

- 8.23 The Council Transportation Officer has been consulted, and raises no objections. It is also noted that the retail park is well established and has in recent years been under occupied; therefore, it is considered that the anticipated demand of the proposed store will be able to be accommodated within the existing infrastructure.

Conditions

- 8.24 The type of application before the Planning Committee (S.73 T&CPA), is seeking to vary a condition of an existing permission and having regard to case law, where the variation of such condition(s) create a new chapter in the life of the planning permission, the council should impose those conditions from the previous permission(s) which the council believe are required. The council has undertaken this duty to ensure that the unit and retail park in general is bound by the relevant original conditions.

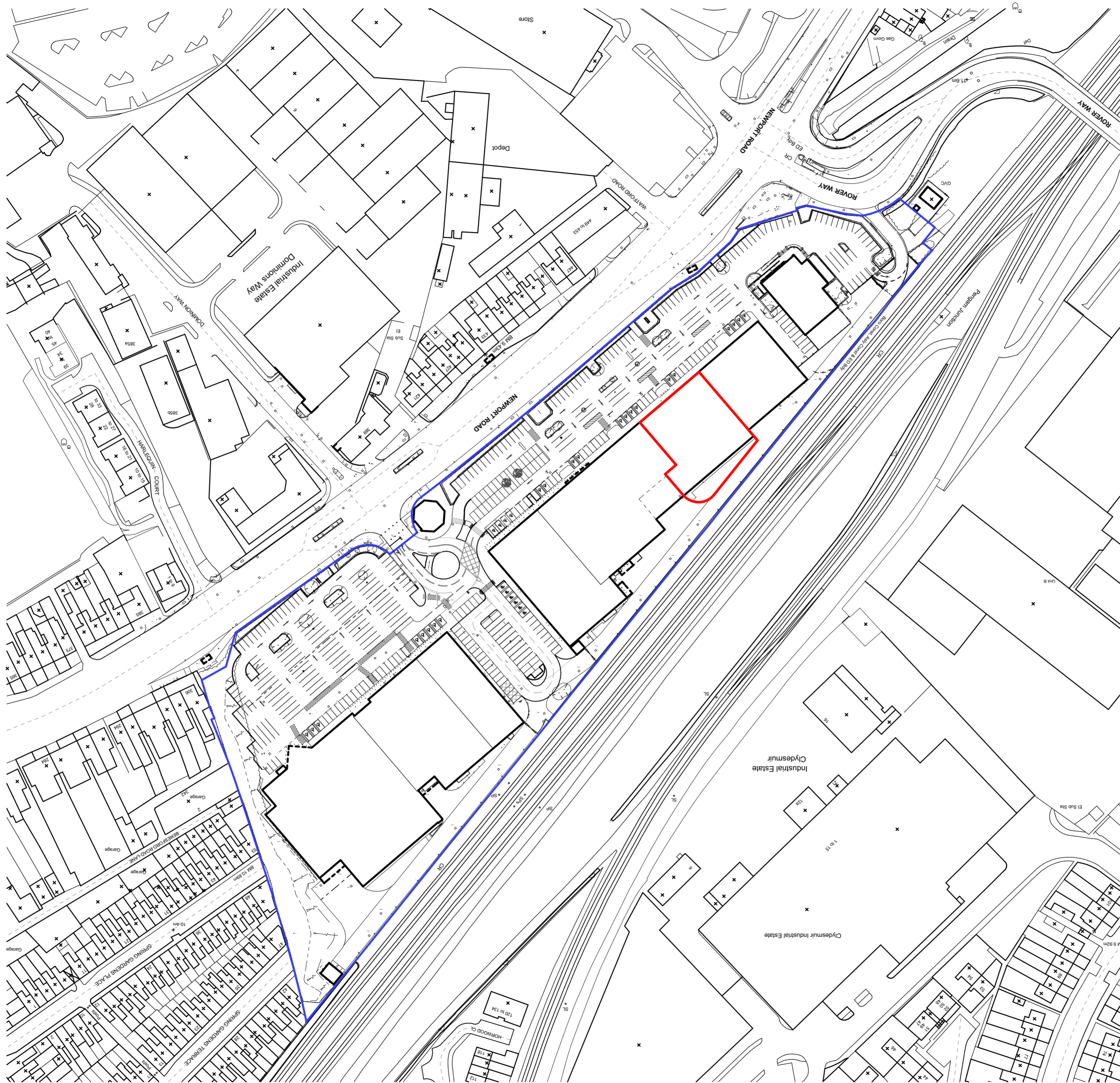
S106 Requirement

- 8.25 If the application is to be approved, to mitigate against the potential cumulative adverse impact of the development the matters below should therefore be sought:
- A financial contribution of £70,000 toward the City Road District Centre Regeneration Scheme (approved April 2012);
 - A commitment by TK Maxx to continue trading from a city centre store and equivalent floorspace to the existing shop for not less than 5 years from the opening date of the store at City Link.
- 8.26 Members will note that the granting of this permission would trigger a payment of £70,000 towards City Road District Centre Regeneration Scheme and other legal requirements as outlined above. In formulating the above officers have had regard to National Guidance as set within Welsh Office circular 13/97 'Planning Obligations' (policy tests), Community Infrastructure Levy regulations 2010 (legal test) and Planning Policy Wales, paragraph 5.290 of the Cardiff Local Development Plan and consider the contribution and retaining a city

centre store meet both policy and legal tests.

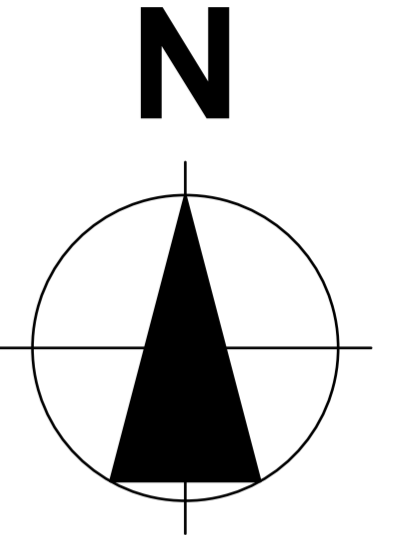
Conclusion

- 8.27 Having regard to the policy context above, the proposal is considered acceptable and planning permission is recommended subject to conditions.



Notes

- 1) This drawing MUST NOT BE SCALED.
- 2) All dimensions to be CHECKED ON SITE and any DISCREPANCY reported to the Architects.
- 3) The site boundary shown is the best assumed from available data and does NOT represent legal ownership.



Revisions.

- | | |
|--|---|
| APPROVAL | INFORMATION |
| PRELIMINARY | FOR CONSTRUCTION |

Project

CITY LINK RETAIL PARK,
NEWPORT ROAD, CARDIFF

Client

BLUE COAST CARDIFF LLP

Drawing Title

SITE LOCATION PLAN (Units 5)

Drawing By

DMW

Checked By

Date
MAY 2015

Scale
1:1250 @ A2

Drawing Number
6409 / 300

Revision

BERESFORD HOUSE
1 NEWTOWN STREET
LEICESTER
LE1 6WH
TEL: 0116 254 7868
FAX: 0116 255 7293
EMAIL: enquiries@gwh.co.uk
www.gwh.co.uk



Applications decided by Delegated Powers between 03/10/2016 and 31/10/2016

Total Count of Applications: 221

ADAM

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
16/01603/MNR	10/08/2016	Ali	USE AS 3 FLATS	4 LONGCROSS STREET, ADAMSDOWN	56	True	Permission be granted	05/10/2016
16/01991/MNR	16/08/2016	Lane	DISCHARGE OF CONDITIONS 5 (SITE ENCLOSURES), 7 (IMPORTED TOPSOIL AND SUBSOIL), 8 (IMPORTED AGGREGATE OR RECYCLED AGGREGATE) AND 10 (SOUND INSULATION) OF 11/01588/DCI	151 BROADWAY, ADAMSDOWN,CARDIFF,C F24 1QH	58	False	Full Discharge of Condition	13/10/2016
16/02206/MNR	13/09/2016	Barua	USE AS A 5 BED HOUSE IN MULTIPLE OCCUPATION	35 TOPAZ STREET, ADAMSDOWN, CARDIFF, CF24 1PG	21	True	Permission be granted	04/10/2016

BUTE

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
16/02026/MJR	18/08/2016	Signature Living (Coal Exchange) Ltd	TO ENABLE REPAIR WORKS TO EXISTING STONWORK TO RESTORE THE EXTERNAL ELEVATIONS AT THE COAL EXCHANGE, MOUNT STUART SQUARE	THE COAL EXCHANGE LIMITED, THE COAL EXCHANGE, MOUNT STUART SQUARE, BUTETOWN, CARDIFF, CF10 5EB	56	True	Permission be granted	13/10/2016

16/01727/MJR	02/08/2016	Morse	APPLICATION FOR THE DEMOLITION OF THE STAIRS AND ACCESS RAMP AND THE REMOVAL OF THE BALUSTRADE AND SURFACING MATERIAL ASSOCIATED WITH THE CAR PARK TO THE SOUTH (FRONT) ELEVATION OF COAL EXCHANGE	LAND AT MOUNT STUART SQUARE, MOUNT STUART SQUARE, BUTETOWN	72	False	Permission be granted	13/10/2016
16/01598/MJR	11/07/2016	J R Smart (Builders) Ltd	DISCHARGE OF CONDITIONS 12 (TRAVEL PLAN), 15 (IMPORTED SOIL), 16 (IMPORTED AGGREGATE) AND 17 (ARCHAEOLOGY) OF PLANNING PERMISSION 13/02267/DCI	BLOCK G CAPITAL QUARTER TYNDALL STREET CARDIFF	100	False	Full Discharge of Condition	19/10/2016
16/01764/MJR	02/08/2016	Morse	LISTED BUILDING CONSENT TO ENABLE STRIP OUT AND ASSOCIATED WORKS OF THE COAL EXCHANGE, MOUNT STUART SQUARE, TO ENABLE FURTHER INVESTIGATION OF THE PROPERTY FABRIC / REVEAL CURRENTLY CONCEALED FABRIC	THE COAL EXCHANGE LIMITED, THE COAL EXCHANGE, MOUNT STUART SQUARE, BUTETOWN, CARDIFF, CF10 5EB	64	False	Permission be granted	05/10/2016
16/00659/MJR	22/03/2016	JRSmart	DISCHARGE OF CONDITIONS 4 (HARD AND SOFT LANDSCAPE WORKS), 10 (ACCESS ROAD DETAILS), 12 (FOUL AND SURFACE WATER DRAINAGE), 14 (FOUNDATION DESIGN) AND 18 (ARCHAEOLOGICAL INVESTIGATION) OF PLANNING APPLICATION 15/02766/MJR	CAPITAL QUARTER, 1 TYNDALL STREET, ATLANTIC WHARF, CARDIFF, CF10 4BG	220	False	Full Discharge of Condition	28/10/2016
<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
16/02064/MNR	26/08/2016	Pendragon PLC	ERECTION OF A 6-CAR TEMPORARY SHOWROOM. THE SHOWROOM ALSO PROVIDES OFFICE AND HOSPITALITY FACILITIES FOR CUSTOMERS. THE SHOWROOM WILL SIT ON A NEW CONCRETE SLAB BASE	BAYTRACK, 1 EAST BAY CLOSE, ATLANTIC WHARF, CARDIFF, CF10 4BA	56	True	Permission be granted	21/10/2016

16/02386/MNR	03/10/2016	Parks,Sports,Harbour	MINOR CHANGES TO DESIGN. TO AMEND HEIGHT FROM 2.7M TO 2.9M AND INCLUSION OF SMALL ROOF OVERHANG FOR WEATHER PROTECTION - PREVIOUSLY APPROVED UNDER 16/00412/MNR	WATER BUS PONTOONS, ROALD DAHL PLASS, WATERFRONT, CARDIFF	17	True	Permission be granted	20/10/2016
16/02451/MNR	11/10/2016	KMPG	REVISION OF ELEVATIONAL TREATMENT TO MAINTAIN EXISTING WINDOW DESIGN, WINDOWS TO BE DARK GREY FRAMED UNITS. EXISTING BRICKWORK TO BE FINISHED WITH WHITE RENDER - PREVIOUSLY APPROVED UNDER 12/00085/DCI	5 BURT STREET, BUTETOWN, CARDIFF, CF10 5FZ	9	True	Permission be granted	20/10/2016
16/01743/MNR	14/10/2016	Lancastle	ALTERATIONS TO PROPOSED LIFT MOTOR HOUSING TO ROOF PREVIOUSLY APPROVED ON APPEAL IN RESPECT OF PLANNING APPLICATION 12/01300/DCI APPROVED UNDER APPEAL REFERENCE APP/26815/A/12 2189237	LAND ADJACENT TO 20 WINDSOR ESPLANADE, CARDIFF BAY, CARDIFF, CF10 5BG	11	True	Permission be granted	25/10/2016
16/02072/MNR	16/09/2016	New Wave Installations Cardtronics UK Ltd	RETENTION OF AN INSTALLED ATM THROUGH THE SHOP FRONT SECOND WIDOW TO THE LEFT OF THE GLAZED ENTRANCE DOORS AS A THROUGH GLASS INSTALLATION	UNIT 1-3, DUMBALLS ROAD INDUSTRIAL ESTATE, DUMBALLS ROAD, BUTETOWN, CARDIFF, CF10 5FG	27	True	Permission be granted	13/10/2016
A/16/00180/MNR	16/09/2016	New Wave Installations Cardtronics UK Ltd	NCR 5887 ATM FASCIA AND BLACK AND GREEN POLYCARBONATE CASHZONE SURROUND ILLUMINATED SIGNAGE "FREE CASH WITHDRAWALS AND BALANCE ENQUIRIES" ILLUMINATED WHITE LETTERING AND HALO ILLUMINATION. ATM GREEN ACRYLIC SIGN INTERNALLY ILLUMINATED WITH WHITE LETTERING "CASHZONE" AND ACCEPTED CARD LOGOS TO TOP OF ATM FASCIA	UNIT 1-3, DUMBALLS ROAD INDUSTRIAL ESTATE, DUMBALLS ROAD, BUTETOWN, CARDIFF, CF10 5FG	27	True	Permission be granted	13/10/2016

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
16/01906/MNR	19/08/2016	Daw	CONVERT EXISTING HARD SURFACED MULTI USE GAMES AREA INTO A 'THIRD GENERATION' (3G) ARTIFICIAL TURF PITCH (ATP) FOR RUGBY AND FOOTBALL TRAINING, INSTALLATION OF NEW FLOODLIGHTS ON 8 NEW COLUMNS AT THE BOUNDARY AND ASSOCIATED WORKS, MODIFY EXISTING FENCE AND INSTALL NEW GATES, OVERLAY EXISTING SURFACE OF THE COURT WITH CONTINUOUS RUBBER SHOCK PAD AND NYLON FILAMENT CARPET AND INSTALL PORTABLE GOALS AND DIVIDING CURTAIN NET.	FORMER TENNIS COURTS, TRELAI PARK, VINCENT ROAD, CAERAU	67	False	Permission be granted	25/10/2016

CANT

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
16/01922/DCH	10/08/2016	Billington	REMOVAL OF EXISTING SINGLE STOREY REAR EXTENSION AND REPLACEMENT 2 STOREY EXTENSION	35 LINCOLN STREET, CANTON, CARDIFF, CF5 1JX	56	True	Planning Permission be refused	05/10/2016
16/02036/DCH	19/08/2016	DE FREITAS	SINGLE STOREY EXTENSION TO EXISTING HOUSE	5 BROAD STREET, CANTON, CARDIFF, CF11 8BY	46	True	Permission be granted	04/10/2016
16/01973/DCH	15/08/2016	Chowdhury	PROPOSED SINGLE STOREY REAR EXTENSION	209 LANSDOWNE ROAD, CANTON, CARDIFF, CF5 1JQ	53	True	Permission be granted	07/10/2016
16/02305/DCH	26/09/2016	Jones	ORANGERY STYLE CONSERVATORY TO REAR	23 CLOS HALKET, CANTON, CARDIFF, CF11 8DZ	31	True	Permission be granted	27/10/2016

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
16/01331/MJR	14/06/2016	Lovell Partnerships Ltd	PARTIAL RESERVED MATTERS FOR PHASE 1 OF MIXED USE DEVELOPMENT COMPRISING OF 236 RESIDENTIAL HOMES ALONG WITH ASSOCIATED PARKING, LANDSCAPING AND MINOR STREETS. CONSENT COVERING APPEARANCE, LANDSCAPING, LAYOUT AND SCALE IS SOUGHT.	FORMER ARJO WIGGINS, OLD MILL BUSINESS PARK, SANATORIUM ROAD, CANTON, CARDIFF	113	False	Permission be granted	05/10/2016
16/01397/MJR	10/06/2016	Ely Bridge Development Company Ltd	PARTIAL RESERVED MATTERS FOR PHASE 2 OF MIXED USE DEVELOPMENT COMPRISING 102 RESIDENTIAL HOMES ALONG WITH ASSOCIATED PARKING AND LANDSCAPING . CONSENT COVERING APPEARANCE, LANDSCAPING, LAYOUT AND SCALE IS SOUGHT.	FORMER ARJO WIGGINS, OLD MILL BUSINESS PARK, SANATORIUM ROAD, CANTON, CARDIFF	115	False	Permission be granted	03/10/2016
16/02222/MJR	19/09/2016	Ely Bridge Developemnt Company Ltd	DISCHARGE OF CONDITION 28 (METHOD STATEMENT FOR THE REMOVAL OR THE LONG-TERM MANAGEMENT / CONTROL OF JAPANESE KNOTWEED AND HIMALAYAN BALSAM) OF 14/02277/MNR	FORMER PAPER MILL ARJO WIGGINS, OLD MILL BUSINESS PARK, SANATORIUM ROAD, CANTON, CARDIFF, CF11 8DS	23	True	Full Discharge of Condition	12/10/2016
<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
A/16/00176/MNR	24/08/2016	Lidl UK GmbH	REPLACEMENT OF EXISTING FLAG POLE WITH 7.5M HIGH TOTEM SIGN	LIDL, LECKWITH ROAD, CANTON, CARDIFF, CF11 8AZ	54	True	Permission be granted	17/10/2016

16/01340/MJR	14/06/2016	Lovell Partnerships Ltd	PARTIAL RESERVED MATTERS FOR PHASE 2 OF MIXED USE DEVELOPMENT COMPRISING 122 RESIDENTIAL HOMES ALONG WITH ASSOCIATED PARKING, LANDSCAPING AND MINOR STREETS. CONSENT COVERING APPEARANCE, LANDSCAPING, LAYOUT AND SCALE IS SOUGHT.	FORMER ARJO WIGGINS, OLD MILL BUSINESS PARK, SANATORIUM ROAD, CANTON, CARDIFF	113	False	Permission be granted	05/10/2016
16/01220/MNR	16/06/2016	Ely Bridge Development Company	DISCHARGE OF CONDITIONS 5, 6 AND 7 (HIGHWAY ENGINEERING DETAILS) OF 14/00772/DCO	FORMER PAPER MILL ARJO WIGGINS, OLD MILL BUSINESS PARK, SANATORIUM ROAD, CANTON, CARDIFF, CF11 8DS	113	False	Full Discharge of Condition	07/10/2016
16/02050/MNR	30/08/2016	Amin	GROUND FLOOR REAR EXTENSION TO PROVIDE ADDITIONAL GROUND FLOOR FLAT (4 IN TOTAL IN HOUSE)	70 CLIVE ROAD, CANTON	56	True	Planning Permission be refused	25/10/2016
16/02218/MNR	26/09/2016	Singh	CONVERSION OF EXISTING FIRST FLOOR FRONT PREMISES INTO SELF CONTAINED FLAT	202 COWBRIDGE ROAD EAST, CANTON, CARDIFF, CF5 1GX	29	True	Permission be granted	25/10/2016

CATH

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
16/02130/DCH	05/09/2016	Ali	GROUND & FIRST FLOOR REAR EXTENSION AND REAR DORMER TO EXISTING C4 HMO	186 RHYMNEY STREET, CATHAYS, CARDIFF, CF24 4DJ	56	True	Permission be granted	31/10/2016
16/01923/DCH	08/08/2016	Hassan	RETENTION OF GROUND FLOOR AND FIRST FLOOR REAR EXTENSION	57 HARRIET STREET, CATHAYS, CARDIFF, CF24 4BW	56	True	Permission be granted	03/10/2016
<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>

16/01893/MJR	09/08/2016	Sapphire QAC Holdings SENC	CHANGE OF USE FROM USE CLASS A1 'RETAIL' TO USE CLASS A3 'FOOD AND DRINK'.	32 QUEEN STREET, CITY CENTRE, CARDIFF, CF10 2BY	56	True	Permission be granted	04/10/2016
16/01784/MJR	22/07/2016	Network Rail (Property)	ADDITION OF 12 NO. FALSE COLUMNS ON PLATFORMS 1 / 2, 3 / 4 AND 6 / 7 TO CONCEAL CABLING ASSOCIATED WITH THE CARDIFF AREA RE-SIGNALLING IMPROVEMENT PROGRAMME	CARDIFF CENTRAL RAILWAY STATION, CENTRAL SQUARE, CITY CENTRE	87	False	Permission be granted	17/10/2016
16/02078/MJR	30/08/2016	COIF Charities Property Fund C/O CCLA Investment	CHANGE OF USE FROM CLASS A1 TO FLEXIBLE CLASS A1 OR CLASS A3	40-42 QUEEN STREET, CITY CENTRE, CARDIFF, CF10 2BX	41	True	Permission be granted	10/10/2016
16/01794/MJR	05/08/2016	Charnwood Estates	CHANGE OF USE FROM OFFICES (CLASS B1) TO 5no. RESIDENTIAL APARTMENTS (CLASS C3) AT THE UPPER FLOORS AND RETENTION OF OFFICES (CLASS B1) AT GROUND FLOOR	23-24 PARK PLACE, CATHAYS PARK, CARDIFF, CF10 3BA	70	False	Permission be granted	14/10/2016
16/01896/MJR	10/08/2016	Churchill Way Dental Practice	CHANGE OF USE OF LOWER GROUND FLOOR FROM B1 OFFICE USE TO D1 DENTAL PRACTICE AND MOUNTING OF AN EXTERNAL AIR CONDITIONING UNIT.	3-4 PARK PLACE, CATHAYS PARK	77	False	Permission be granted	26/10/2016
16/01897/MJR	10/08/2016	Churchill Way Dental Practice	CHANGE OF USE OF LOWER GROUND FLOOR FROM B1 OFFICE USE TO D1 DENTAL PRACTICE AND MOUNTING OF AN EXTERNAL AIR CONDITIONING UNIT.	3-4 PARK PLACE, CATHAYS PARK	77	False	Permission be granted	26/10/2016
16/01625/MJR	04/07/2016	Cardiff University	PROPOSED INNOVATION CENTRAL BUILDING AND PUBLIC REALM FORMING PART OF PHASE 3 OF THE CARDIFF UNIVERSITY POST GRADUATE RESEARCH CAMPUS INCLUDING DETAILS OF DESIGN, HEIGHT, LAYOUT, ACCESS, LANDSCAPING ASSOCIATED WITH THESE BUILDINGS, ALONG WITH TEMPORARY CAR PARK AND ANCILLARY WORKS.	PHASE 3 MAINDY CAMPUS, CARDIFF UNIVERSITY, MAINDY ROAD, CATHAYS, CARDIFF, CF24 4HQ	115	False	Permission be granted	27/10/2016

16/02019/MJR	30/08/2016	Principality Building society	REMOVAL OF EXISTING SHOPFRONT GLAZING AND DOORS, REMOVAL OF GRANITE FACING STONWORK PLINTH AND REMOVAL OF LOW LEVEL GRANITE FACING STONE COLUMN PLINTH SURROUNDS. INSTALLATION OF FULL HEIGHT SHOPFRONT GLAZING AND DOORS AND NEW FACING GRANITE STONWORK COLUMN PLINTHS	PRINCIPALITY BUILDINGS, QUEEN STREET, CITY CENTRE, CARDIFF, CF10 2AH	34	True	Permission be granted	03/10/2016
16/02469/MJR	13/10/2016	Ministry of Justice Estates Directorate (Wales)	DISCHARGE OF CONDITION 2 (PROPOSED JOINERY UPRIGHTS, CROSS MEMBERS AND RESPECTIVE FIXING DETAILS) OF 15/01263/MJR	LAW COURTS, KING EDWARD VII AVENUE, CATHAYS PARK, CARDIFF, CF10 3NL	13	True	Full Discharge of Condition	26/10/2016
<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
16/01919/MNR	16/08/2016	Premier Sales and Lettings Ltd	CHANGE OF USE CLASS OF GROUND FLOOR TO A3 AND REAR SIDE AND REAR SINGLE STOREY EXTENSIONS TO PROVIDE ANCILLARY ACCOMMODATION.	80 WOODVILLE ROAD, CATHAYS, CARDIFF, CF24 4ED	70	False	Permission be granted	25/10/2016
16/02111/MNR	01/09/2016	AHMED	CONVERSION TO 4 FLATS WITH ALTERATIONS	94 MISKIN STREET, CATHAYS, CARDIFF, CF24 4AR	48	True	Permission be granted	19/10/2016
16/01886/MNR	12/08/2016	Fexco Ltd T/A No 1 Currency Exchange	INSTALLATION OF NEW STEEL GATES WITHIN EXISTING RECESSED OPENING	NO. 1 CURRENCY EXCHANGE, QUEEN STREET, CITY CENTRE	80	False	Permission be granted	31/10/2016
16/01962/MNR	12/08/2016	Fexco Ltd T/A No 1 Currency Exchange	INSTALLATION OF NEW STEEL GATES WITHIN EXISTING RECESSED OPENING IN CONSERVATION AREA	NO. 1 CURRENCY EXCHANGE, QUEEN STREET, CITY CENTRE	80	False	Permission be granted	31/10/2016
16/01995/MNR	25/08/2016	Cardiff Community Housing Association	REPLACEMENT OF WINDOWS	45-47 WESTGATE STREET, CITY CENTRE	47	True	Permission be granted	11/10/2016
16/01528/MNR	22/06/2016	Munir	ERECTION OF 4 HOUSES AS 8 BEDROOM HOUSES INTO MULTIPLE OCCUPATION UNITS	REAR OF 111-117 WOODVILLE ROAD, MAY STREET, CATHAYS	118	False	Permission be granted	18/10/2016

16/02106/MNR	01/09/2016	AHMED	CONVERSION TO 4 FLATS WITH ALTERATIONS	102 MISKIN STREET, CATHAYS, CARDIFF, CF24 4AR	48	True	Permission be granted	19/10/2016
16/02166/MNR	07/09/2016	Mansford Core2	DISCHARGE OF CONDITIONS 4 (SHOP FRONTS) & 5 (SAMPLES) OF 15/03140/MNR	2-6 CASTLE ARCADE, CITY CENTRE, CARDIFF, CF10 1BU	41	True	Full Discharge of Condition	18/10/2016
16/02169/MNR	07/09/2016	Mansford Core 2	DOC 4 (SHOP FRONTS), 5 (SAMPLES OF EXTERNAL FINISHING MATERIALS), 6 (DESIGN DETAIL/SPECIFICATION), 7 (DECORATIVE GLAZED TOPLIGHTS) & 8 (SAMPLE OF PAINT COLOUR) - 15/03146/MNR	2-6 CASTLE ARCADE, CITY CENTRE, CARDIFF, CF10 1BU	41	True	Full Discharge of Condition	18/10/2016
A/16/00160/MNR	09/08/2016	Toys R Us	NEW FRONT ENTRANCE SIGNAGE FOR NEW TOYS R US STORE	QUEEN STREET CHAMBERS, 24-26 QUEEN STREET, CITY CENTRE	56	True	Permission be granted	04/10/2016
16/01976/MNR	15/08/2016	Flanagan	REAR DORMER ROOF EXTENSION, INSERTION OF 2 NO. ROOF LIGHTS AND ASSOCIATED INTERNAL ALTERATIONS TO FORM SIX BEDROOM HMO (C4). PROPERTY IS AN EXISTING THREE BEDROOM HMO AND THEREFORE FALLS WITHIN C4 USE CLASS AND THEREFORE THERE IS NO CHANGE OF USE	11 ALEXANDER STREET, CATHAYS, CARDIFF, CF24 4NT	50	True	Permission be granted	04/10/2016
A/16/00149/MNR	09/08/2016	Hugh James Solicitors	NEW SIGNS	HODGE HOUSE, 114-116 ST MARY STREET, CITY CENTRE	55	True	Permission be granted	03/10/2016
A/16/00192/MNR	29/09/2016	DIRTY MARTINI	1 SET OF HALO ILLUMINATED FASCIA TEXT 1 SET OF ILLUMINATED TEXT FIXED TO WALL 1 INTERNALLY ILLUMINATED PROJECTION SIGN	71-72 ST MARY STREET, CITY CENTRE, CARDIFF, CF10 1FA	26	True	Permission be granted	25/10/2016
16/02324/MNR	27/09/2016	The Royal Coast Cafe	VARIATION OF CONDITION 3 (FUME EXTRACTION DETAILS AND SITING) AND 5 (OPENING HOURS TO INCREASE THE CLOSING TIME FROM 18:00 TO 23:00) OF 03/00259/C	11 CHARLES STREET, CITY CENTRE, CARDIFF, CF10 2GA	34	True	Permission be granted	31/10/2016

A/16/00186/MNR	13/09/2016	Sinclairs Law	2NO NEW FASCIA SIGNS, 3D PLASTIC LETTERS BACK LIT WITH SOFT WHITE LED LIGHTS	LANDMARK PLACE, CHURCHILL WAY, CITY CENTRE, CARDIFF, CF10 2HR	31	True	Permission be granted	14/10/2016
A/16/00139/MNR	01/09/2016	FAT FACE	1NO NEW FASCIA SIGNAGE	FAT FACE LTD, 39 THE HAYES, CITY CENTRE, CARDIFF, CF10 1GA	34	True	Permission be granted	05/10/2016
A/16/00178/MNR	07/09/2016	Now-London	INDIVIDUAL LETTERS INTERNALLY ILLUMINATED OVER A GOLD FINISH BASE	35-37 ST DAVIDS WAY, CITY CENTRE, CARDIFF, CF10 2DP	28	True	Permission be granted	05/10/2016
A/16/00182/MNR	01/09/2016	Cardiff Union Services Limited	16 NO. INDIVIDUAL ILLUMINATED SIGNS - ONE FOR EACH RETAIL UNIT TO DISPLAY THE COMPANY NAME/LOGO OF EACH TENANT, TOGETHER WITH 1 SET OF SPOT LIT STAINLESS STEEL LETTERS DISPLAYING 'CARDIFF UNIVERSITY STUDENTS' UNION UNDEB MYFYRWYR PRIFYSGOL CAERDYDD"	STUDENTS UNION BUILDING, SENGHENNYDD ROAD, CATHAYS, CARDIFF, CF24 4AG	34	True	Permission be granted	05/10/2016
16/02347/MNR	29/09/2016	Carrington	DISCHARGE OF CONDITIONS 8 (CONSTRUCTION MANAGEMENT SCHEME), 9, 10 AND 11 (CODE FOR SUSTAINABLE HOMES) OF 13/00408/DCI	111/111A RICHARDS STREET, CATHAYS, CARDIFF, CF24 4DD	8	True	Full Discharge of Condition	07/10/2016

CRE

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
16/01689/DCH	11/07/2016	Dyer	SINGLE STOREY REAR EXTENSION WITH BALCONY OVER. NEW DOORS TO REAR BEDROOMS IN PLACE OF WINDOWS. SINGLE STOREY SIDE EXTENSION TO LINK TO GARAGE. CONVERSION OF GARAGE ROOF SPACE TO BEDROOM. REMOVAL OF EXISTING SPIRAL STAIRCASE	10 FFORDD GWERN, ST FAGANS, CARDIFF, CF5 6PB	100	False	Permission be granted	19/10/2016

16/01824/DCH	28/07/2016	Thomas	DEMOLITION OF GARAGE WITH PROPOSED 2 STOREY, PITCHED ROOF, SIDE EXTENSION WITH FRONT PORCH	18 PARC-Y-FRO, CREIGIAU, CARDIFF, CF15 9SA	77	False	Permission be granted	13/10/2016
<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
16/02123/MJR	06/09/2016	Ball	DISCHARGE OF CONDITIONS 4 (PARKING), 8 (LANDSCAPING) AND 16 (REFUSE STORAGE) OF 15/02829/MJR	GREAT HOUSE FARM, MICHAELSTON ROAD, ST FAGANS, CARDIFF, CF5 6DU	42	True	Partial Discharge of Condition (s)	18/10/2016
16/02265/MJR	20/09/2016	LivEco	DISCHARGE OF CONDITION 9 (REPTILE INVESTIGATION) OF 13/00435/DCO	GREAT HOUSE FARM, MICHAELSTON ROAD, ST FAGANS, CARDIFF, CF5 6DU	30	True	Full Discharge of Condition	20/10/2016
16/02295/MJR	23/09/2016	LivEco	DISCHARGE OF CONDITIONS 4 (BIN STORE DESIGN), CONDITION 7 (SOIL RESOURCE SURVEY), CONDITION 9 (ENTRANCE FEATURE SIGN) OF 15/02607/MJR	GREAT HOUSE FARM, MICHAELSTON ROAD, ST FAGANS, CARDIFF, CF5 6DU	27	True	Full Discharge of Condition	20/10/2016

CYNC

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
16/02134/DCH	13/09/2016	Phillips	RETENTION OF WOOD CHILDREN'S CLIMBING FRAME	6 LLYSWEN ROAD, CYNCOED, CARDIFF, CF23 6NG	41	True	Permission be granted	24/10/2016
16/02131/DCH	05/09/2016	Ahmed	2 STOREY EXTENSION FORMING GRANNY ANNEXE	69 BEATTY AVENUE, ROATH PARK, CARDIFF, CF23 5QS	52	True	Planning Permission be refused	27/10/2016

16/01572/DCH	29/06/2016	Channa	PROPOSED FRONT PORCH AND BIN STORAGE. SINGLE STOREY REAR KITCHEN AND DINING ROOM EXTENSIONS, WITH LOFT CONVERSION AND ADDITIONAL FULL WIDTH FRONT AND REAR FACING FLAT ROOF DORMERS AND EXTENDED RAISED DECKING TO REAR.	55 OGWEN DRIVE, LAKESIDE, CARDIFF, CF23 6LJ	112	False	Planning Permission be refused	19/10/2016
16/00975/DCH	05/05/2016	Cocks	ALTERATIONS TO ROOF TO CREATE LOFT CONVERSION; REAR HIP-TO-GABLE EXTENSION, PART FRONT GABLE EXTENSION, CONSTRUCTION OF SIDE DORMER WINDOWS AND THE INSERTION OF ROOFLIGHTS	60 RHYD Y PENAU ROAD, CYNCOED, CARDIFF, CF23 6PU	168	False	Permission be granted	20/10/2016
16/02023/DCH	18/08/2016	Prendergast	LOFT CONVERSION ,CHANGING HIP TO GABLE WITH REAR DORMER. WORKS TO INCLUDE DEMOLITION OF EXISTING GARAGE AND CONSTRUCTION OF SINGLE STOREY FLAT ROOF EXTENSION	49 LLANDENNIS AVENUE, CYNCOED, CARDIFF, CF23 6JF	50	True	Permission be granted	07/10/2016
16/01946/DCH	10/08/2016	Shakoor	SINGLE STOREY SIDE AND FRONT EXTENSION TO EXISTING BUNGALOW AND ASSOCIATED WORKS	60 THREE ARCHES AVENUE, CYNCOED, CARDIFF, CF14 0NW	56	True	Permission be granted	05/10/2016
16/02157/DCH	09/09/2016	Clayton	TWO STOREY EXTENSION TO SIDE AND REAR OF PROPERTY TOGETHER WITH INTERNAL ALTERATIONS	10 JUSTIN CLOSE, LAKESIDE, CARDIFF, CF23 6HH	34	True	Permission be granted	13/10/2016
16/02150/DCH	06/09/2016	Davies	ROOF EXTENSIONS	BIRCHCROFT, 17 ST EDEYRN'S ROAD, CYNCOED, CARDIFF, CF23 6TB	37	True	Permission be granted	13/10/2016
16/02172/DCH	07/09/2016	Colins	SINGLE STOREY REAR EXTENSION AND RAISED PATIO AREA	51 LLANDENNIS ROAD, CYNCOED, CARDIFF, CF23 6EE	30	True	Permission be granted	07/10/2016

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
16/01294/MNR	03/06/2016	Moore	CONSTRUCTION OF THREE BEDROOM DWELLING AND REPLACEMENT OF DETACHED GARAGE WITH ANCILLARY EXTERNAL WORKS	63 CELYN AVENUE, LAKESIDE, CARDIFF, CF23 6EJ	133	False	Planning Permission be refused	14/10/2016

ELY

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
16/02068/DCH	25/08/2016	Anderson	ERECT STORM PORCH TO THE FRONT ELEVATION	67 RED HOUSE ROAD, ELY, CARDIFF, CF5 4FH	41	True	Permission be granted	05/10/2016

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
16/02215/MJR	19/09/2016	Waterstone Homes	DISCHARGE OF CONDITIONS 8 (SAMPLING SCHEME FOR SITE WON MATERIAL INCLUDING SOILS, AGGREGATES, RECYCLED MATERIALS) AND 24 (COMPLIANCE WITH THE SOIL RESOURCES REPORT) OF 15/02847/MJR	LAND OFF, CLOS-Y-CWARRA, ST FAGANS, CARDIFF, CF5 4QT	15	True	Partial Discharge of Condition (s)	04/10/2016

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
16/02272/MNR	21/09/2016	Morgan	DEMOLITION OF 22 GARAGE UNITS WITHIN CARDIFF COUNCIL'S HOUSING OWNERSHIP	GARAGES TO REAR OF, 21-33 ST DAVIDS CRESCENT, ELY	23	True	Prior Approval be granted	14/10/2016

FAIR

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
16/01997/DCH	08/09/2016	Miah	PROPOSED REAR DORMER.	14 NORBURY ROAD, FAIRWATER, CARDIFF, CF5 3AU	49	True	Permission be granted	27/10/2016
16/02122/DCH	09/09/2016	Ponsford	RETENTION OF GLAZED CANOPY ROOF AND GARDEN ROOM/STORE	149 BWLCH ROAD, FAIRWATER, CARDIFF, CF5 3EE	34	True	Permission be granted	13/10/2016

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
A/16/00172/MNR	16/08/2016	Food Programme Delivery Orchid Group	1 X NON-ILLUMINATED FASCIA 1 X ILLUMINATED FASCIA LOGO ONLY	CO-OP, 10-12 FAIRWATER GREEN, FAIRWATER, CARDIFF, CF5 3BA	52	True	Permission be granted	07/10/2016
A/16/00189/MNR	20/09/2016	Food Programme Delivery Orchid Group	2 X ILLUMINATED FASCIA LOGO ONLY 10 X NON-ILLUMINATED WALL MOUNTED ALUMINIUM PANELS 2 X INTERNALLY ILLUMINATED ACRYLIC PANELS	CO-OPERATIVE RETAIL SERVICES LTD, LLANTRISANT ROAD, FAIRWATER, CARDIFF, CF5 2PW	21	True	Permission be granted	11/10/2016

GABA

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
16/02081/DCH	05/09/2016	Phippen	RETENTION OF LEAN-TO EXTENSION TO EXISTING GARAGE	16 LONGSPEARS AVENUE, GABALFA, CARDIFF, CF14 3NU	52	True	Permission be granted	27/10/2016

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
16/02138/MNR	08/09/2016	M & J Cosgrove Construction Limited	TO REMOVE CONDITION 4 (SOUND INSULATION) FROM APPLICATION PREVIOUSLY APPROVED UNDER 16/00855/MNR	215 WHITCHURCH ROAD, GABALFA, CARDIFF, CF14 3JR	41	True	Permission be granted	19/10/2016
16/02015/MNR	18/08/2016	Dewsberry	GROUND FLOOR REAR EXTENSION & CONVERSION TO 2 FLATS AT GROUND FLOOR (4 IN TOTAL IN PROPERTY) PLUS DETACHED REAR GARAGE - INCLUDING ALTERATIONS TO SHOPFRONT	308-312 WHITCHURCH ROAD, GABALFA, CARDIFF	49	True	Planning Permission be refused	06/10/2016
16/02024/MNR	18/08/2016	K&A Property Ltd	ALTERATIONS TO 15/03061/MNR - AMEND PROPOSED FIRST FLOOR LAYOUT TO REDUCE ONE FLAT AS SHOWN ON DRAWING 201R2	11 WHITCHURCH ROAD, GABALFA, CARDIFF, CF14 3JN	47	True	Permission be granted	04/10/2016
16/01737/MNR	15/07/2016	keogh	DISCHARGE OF CONDITIONS 7 (REFUSE AREA) AND CONDITION 9 (SPECIFICATION OF EXTRACTION SYSTEM FOR FOOD FUMES) OF PLANNING PERMISSION NUMBER 14/02507/MNR	55A WHITCHURCH ROAD, GABALFA, CARDIFF, CF14 3JP	81	False	Full Discharge of Condition	04/10/2016
A/16/00187/MNR	15/09/2016	Cousins	TWO FREESTANDING PANEL AND POLE SIGNS	LIBERTY HOUSE, CLODIEN AVENUE, GABALFA	39	True	Permission be granted	24/10/2016

GRAN

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
16/02022/DCH	25/08/2016	Patel	PROPOSED SINGLE STOREY REAR EXTENSION	42 VIRGIL STREET, LECKWITH, CARDIFF, CF11 8TF	49	True	Planning Permission be refused	13/10/2016

16/02082/DCH	05/09/2016	Hampson-Jones	SINGLE STOREY REAR EXTENSION	54 AVONDALE CRESCENT, GRANGETOWN, CARDIFF, CF11 7DF	52	True	Permission be granted	27/10/2016
<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
16/02077/MJR	08/09/2016	BECT Building Contractors Ltd	DISCHARGE OF CONDITION 16 (PUBLIC ART STRATEGY) OF 13/00310/DCI, 13/01631/DCI AND 13/02547/DCI	PROPOSED TEMPORARY FLOATING MARINA FACILITIES BUILDING, WATKISS WAY, GRANGETOWN	47	True	Partial Discharge of Condition (s)	25/10/2016
15/01815/MJR	17/07/2015	Bellerophon Partnerships	DISCHARGE OF CONDITIONS 20 (CYCLE PARKING), 24 (MATERIALS SAMPLES), 25 (BOUNDARY TREATMENT) AND 26, (ARCHITECTURAL DETAILING) OF PLANNING APPLICATION 12/00935/DCI	ISV MORRISONS SITE, FERRY ROAD, GRANGETOWN	444	False	Full Discharge of Condition	03/10/2016
<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
16/01947/MNR	10/08/2016	Essa	CHANGE OF USE FROM SHELTERED HOUSING (C3) TO CARE HOME (C2)	2 PENTRE STREET AND 86 PENTRE GARDENS, GRANGETOWN, CARDIFF, CF11 6QX	55	True	Permission be granted	04/10/2016
16/01883/MNR	09/08/2016	Starbust Limited	PROPOSED CHANGE OF USE OF UNIT 2A FROM CLASS B1/B2/B8 TO A CLASS D2 GYM.	RIVERSIDE PARK (PHASE 2), STUART CLOSE, PENARTH ROAD, CARDIFF	58	False	Permission be granted	06/10/2016

16/01898/MNR	19/08/2016	Daw	COMBINE AND CONVERT ADJOINING BASKETBALL AND NETBALL COURTS INTO A 'THIRD GENERATION' (3G) ARTIFICIAL TURF PITCH (ATP) FOR FOOTBALL TRAINING. 6 NEW REPLACEMENT COLUMNS AT THE ATP BOUNDARY AND ASSOCIATED WORKS INCLUDING ALTERATIONS TO BOUNDARY WALLS AND REMOVAL OF SOME TREES, NEW COURT SURFACE, PORTABLE GOALS AND DIVIDING CURTAIN NET	THE MARL RECREATION GROUND, FERRY ROAD, GRANGETOWN	49	True	Permission be granted	07/10/2016
16/02507/MNR	24/10/2016	Yang	DISCHARGE OF CONDITION 2 (SOUND INSULATION) OF 15/01762/MNR	170 PENARTH ROAD, GRANGETOWN, CARDIFF, CF11 6NL	3	True	Full Discharge of Condition	27/10/2016
16/02307/MNR	28/09/2016	Nguyen	CHANGE OF USE FROM GROUND FLOOR BETTING OFFICE AND OFFICES ON FIRST AND SECOND FLOOR TO NAIL SALON ON GROUND FLOOR WITH SELF CONTAINED FLAT ON FIRST AND SECOND FLOORS.	112 CLARE ROAD, GRANGETOWN, CARDIFF, CF11 6RU	30	True	Permission be granted	28/10/2016

HEAT

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
16/01553/DCH	27/06/2016	OCEAN COMMUNITY SERVICES LTD	DEMOLITION AND RECONSTRUCTION OF CONSENTED OUTBUILDING IN LINE WITH PLANS PREVIOUSLY APPROVED UNDER 16/00190/DCH	OCEAN COMMUNITY SERVICES LTD, 29 PANTBACH AVENUE, BIRCHGROVE, CARDIFF, CF14 1UR	119	False	Planning Permission be refused	24/10/2016
16/02135/DCH	05/09/2016	Pitt	PROPOSED LOFT CONVERSION AND DORMER CONSTRUCTION	33 HEOL NEST, WHITCHURCH, CARDIFF, CF14 1SY	52	True	Permission be granted	27/10/2016
16/02020/DCH	18/08/2016	SINGH	EXTENSION TO SIDE AND REAR DORMERS TO FORM ONE CONTINUOUS DORMER	121A MAES-Y-COED ROAD, HEATH, CARDIFF, CF14 4HE	50	True	Planning Permission be refused	07/10/2016

16/02047/DCH	26/08/2016	Elliott	EXTENSION AT FIRST FLOOR OVER EXISTING GARAGE WITH HIP END ROOF	120 HEATHWOOD ROAD, HEATH, CARDIFF, CF14 4BQ	41	True	Permission be granted	06/10/2016
16/02035/DCH	19/08/2016	HENTON	LOFT CONVERSION AND SINGLE STOREY EXTENSION TO REAR OF BUNGALOW	53 KING GEORGE V DRIVE WEST, HEATH, CARDIFF, CF14 4EF	55	True	Permission be granted	13/10/2016
16/01862/DCH	20/09/2016	Khatun	CONSTRUCTION OF HIP TO GABLE EXTENSION AND DORMER TO REAR ELEVATION WITH ROOF LIGHTS TO FRONT ELEVATION.	56 RHYDHELIG AVENUE, HEATH, CARDIFF, CF14 4DE	16	True	Permission be granted	06/10/2016

LISV

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
16/02168/DCH	07/09/2016	Mushin	PROPOSED INTERNAL MODIFICATIONS AND EXTENSION TO EXISTING DWELLING	4 CHERRY TREE CLOSE, LISVANE, CARDIFF, CF14 0TE	41	True	Permission be granted	18/10/2016
16/02046/DCH	22/08/2016	Markham	REMOVAL OF PITCHED ROOF AND DORMER WINDOW TO FIRST FLOOR FRONT ELEVATION AND REPLACEMENT WITH NEW GABLE AND PITCHED ROOF. CONSTRUCTION OF NEW FIRST FLOOR EXTENSION OVER EXISTING GROUND FLOOR UTILITY ROOM TO REAR EXTENSION. INSTALLATION OF NEW MULTI-FUEL STOVE AND FLUE TO REAR ELEVATION.	10 TANGLEWOOD CLOSE, LISVANE, CARDIFF, CF14 0ET	46	True	Permission be granted	07/10/2016
16/01945/DCH	09/08/2016	EVANS	THE REMOVAL OF A CHIMNEY TO THE SIDE AND THE ADDITION OF OBSCURE PATENT GLAZED ROOFLIGHT TO THE SIDE SINGLE STOREY EXTENSION PREVIOUSLY APPROVED UNDER 15/00076/DCH	CHARNWOOD, 85E MILL ROAD, LISVANE, CARDIFF, CF14 0UG	55	True	Permission be granted	03/10/2016

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
16/01986/MNR	15/08/2016	Developments	DISCHARGE OF CONDITIONS 2 (WINDOWS), 3 (EXTERNAL FINISHING MATERIALS) AND 4 (CONSERVATION MANAGEMENT PLAN - WALLED GARDEN) OF 16/00576/MNR	ORCHARD COTTAGE, LISVANE ROAD, LISVANE, CARDIFF, CF14 0SG	64	False	Full Discharge of Condition	18/10/2016
16/01811/MNR	01/08/2016	Reynolds	ERECTION OF 2 DWELLINGS	LAND AT CWM Y TRANCH, GRAIG ROAD, LISVANE, CARDIFF, CF14 0UF	73	False	Planning Permission be refused	13/10/2016
16/01971/MNR	12/08/2016	Attwood	DISCHARGE OF CONDITIONS 4 (CONSTRUCTION MANAGEMENT SCHEME), 8 (SITE DRAINAGE), 9 (MATERIALS) AND 15 (HARD AND SOFT LANDSCAPING) OF 15/02758/MNR	PROPOSED DETACHED HOUSE ON LAND ADJACENT TO SUNFOLD, LISVANE ROAD, LISVANE, CARDIFF, CF14 0SG	77	False	Partial Discharge of Condition (s)	28/10/2016

LLAN

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
16/01920/DCH	08/08/2016	Lloyd	TWO STOREY REAR AND SINGLE STOREY SIDE EXTENSION	63 CAMELOT WAY, THORNHILL, CARDIFF, CF14 9AP	59	False	Permission be granted	06/10/2016

LLDF

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
16/01859/DCH	01/08/2016	Ford	TWO STOREY EXTENSION TO THE SIDE OF THE EXISTING HOUSE	5 BEALE CLOSE, DANESCOURT, CARDIFF, CF5 2RU	74	False	Permission be granted	14/10/2016

16/02095/DCH	31/08/2016	OLD	PROPOSED EXTENSION TO RE-ORGANISE FRONT ENTRANCE PORCH AND FORM PROVISION FOR GROUND FLOOR WC SO AS TO PROVIDE SUITABLE 'ALL USER' INCLUSIVE ACCESS FACILITIES AND ACCESS RAMP	6 JOHN MORGAN CLOSE, DANESCOURT, CARDIFF, CF5 2RS	56	True	Permission be granted	26/10/2016
16/02126/DCH	05/09/2016	Alldrige	ERECT A TWO STOREY SIDE AND REAR EXTENSION	37 BUCKLEY CLOSE, DANESCOURT, CARDIFF, CF5 2DF	32	True	Permission be granted	07/10/2016
16/01383/DCH	28/09/2016	Thomas	TWO-STOREY EXTENSION, SINGLE STOREY EXTENSION AND DOUBLE GARAGE	2 HIGHFIELDS, LLANDAFF, CARDIFF, CF5 2QA	22	True	Permission be granted	20/10/2016
16/02251/DCH	21/09/2016	Chan	LEAN TO GARAGE TO BE BUILT ON EXISTING DRIVEWAY AT THE SIDE OF THE HOUSE	8 CAEWAL ROAD, LLANDAFF, CARDIFF, CF5 2BS	36	True	Permission be granted	27/10/2016

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
16/02115/MNR	02/09/2016	Roath Housing Company Limited	ERECTION OF TWO NEW 2-BED APARTMENTS WITH CAR PARKING	FAIRWELL, 39 PWLLMELIN ROAD, LLANDAFF, CARDIFF, CF5 2NG	55	True	Permission be granted	27/10/2016
16/02297/MNR	27/09/2016	The Cathedral Schoo, Llandaff	TO INSTALL A 4M HIGH LIGHT COLUMN IN PLACE OF WALL LIGHTS IN THE ENTRANCE AREA OF THE MEMORIAL HALL AND PARISH HALL PREVIOUSLY APPROVED UNDER 15/00554/MNR	THE CATHEDRAL SCHOOL, CARDIFF ROAD, LLANDAFF, CARDIFF, CF5 2YH	28	True	Permission be granted	25/10/2016

LLDN

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
---------------------------	-------------------	-----------------------	-----------------	-----------------	-------------------------------	--------------------------------	-----------------	----------------------

16/02504/DCH	19/10/2016	Griffiths	ALTERATIONS TO 16/00848/DCH - TO EXTEND THE RECEPTION ROOM AT THE REAR FROM 25 FOOT TO A MAXIMUM OF 28 FOOT	7 MAPLEWOOD AVENUE, LLANDAFF NORTH, CARDIFF, CF14 2LZ	8	True	Permission be granted	27/10/2016
--------------	------------	-----------	---	---	---	------	-----------------------	------------

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
---------------------------	-------------------	-----------------------	-----------------	-----------------	-------------------------------	--------------------------------	-----------------	----------------------

A/16/00169/MNR	10/10/2016	Food Programme Delivery Orchid Group	1 X INTERNALLY ILLUMINATED LOGO. SIGN A 1 X NON-ILLUMINATED ACRYLIC LETTERS. SIGN B 2 X INTERNALLY ILLUMINATED PROJECTORS. SIGNS C1 & C2 1 X NON-ILLUMINATED WALL MOUNTED ALUMINIUM PANEL. SIGN D	CO-OPERATIVE FOOD GROUP, 143 STATION ROAD, LLANDAFF NORTH, CARDIFF, CF14 2FE	4	True	Permission be granted	14/10/2016
----------------	------------	--------------------------------------	---	--	---	------	-----------------------	------------

16/02085/MNR	30/08/2016	Ford	ALTERATIONS TO 15/00056/MNR - INSTALL A TILT/TURN WINDOW IN PLACE OF A FIXED WINDOW TO PERMIT COMPLIANCE WITH BUILDING REGULATIONS TO PROVIDE A MEANS OF ESCAPE FROM THE FIRST FLOOR (WINDOW TO OBSCURE GLASS)	COACH HOUSE, ANDREW'S ROAD, LLANDAFF NORTH, CARDIFF, CF14 2JL	36	True	Planning Permission be refused	05/10/2016
--------------	------------	------	--	---	----	------	--------------------------------	------------

16/02074/MNR	26/08/2016	Donnelly	ALTERATIONS TO 16/00168/MNR - RELOCATION OF HOUSE AND REDUCTION IN SIZE OF SINGLE STOREY ANNEX	49 TY-MAWR ROAD, LLANDAFF NORTH, CARDIFF, CF14 2FN	38	True	Permission be granted	03/10/2016
--------------	------------	----------	--	--	----	------	-----------------------	------------

LLRU

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
---------------------------	-------------------	-----------------------	-----------------	-----------------	-------------------------------	--------------------------------	-----------------	----------------------

16/02107/DCH	02/09/2016	BISHOP	PROPOSED TWO STOREY SIDE/REAR EXTENSION	21 PARRACOMBE CRESCENT, LLANRUMNEY, CARDIFF, CF3 5LS	47	True	Permission be granted	19/10/2016
--------------	------------	--------	---	--	----	------	-----------------------	------------

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
A/16/00181/MNR	08/09/2016	City of Cardiff Council	2 X WALL MOUNTED ALUMINIUM SIGNAGE SHOWN INDICATIVELY ON DRAWING SCHD(0)03	MINEHEAD ROAD DAY CENTRE, MINEHEAD ROAD, LLANRUMNEY, CARDIFF, CF3 5TE	36	True	Permission be granted	14/10/2016
16/02103/MNR	07/09/2016	Greggs plc	NEW ALUMINIUM SHOPFRONT	GREGGS, 54 COUNTISBURY AVENUE, LLANRUMNEY, CARDIFF, CF3 5SN	30	True	Permission be granted	07/10/2016
A/16/00183/MNR	07/09/2016	Greggs plc	1 NEW FASCIA SIGN, 1 NEW PROJECTING SIGN, 2 INTERNAL POSTER GRAPHICS	GREGGS, 54 COUNTISBURY AVENUE, LLANRUMNEY, CARDIFF, CF3 5SN	30	True	Permission be granted	07/10/2016

PENT

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
16/02128/DCH	05/09/2016	Nabi	GROUND FLOOR REAR EXTENSION, FRONT PORCH EXTENSION & DORMER LOFT CONVERSION.	1 KESTREL CLOSE, PENTWYN, CARDIFF, CF23 7HH	52	True	Planning Permission be refused	27/10/2016
16/02096/DCH	31/08/2016	HEENAN	SINGLE STOREY REAR EXTENSION	90 AEL-Y-BRYN, LLANEDEYRN, CARDIFF, CF23 9LL	56	True	Permission be granted	26/10/2016

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
---------------------------	-------------------	-----------------------	-----------------	-----------------	-------------------------------	--------------------------------	-----------------	----------------------

16/02175/MJR	08/09/2016	Persimmon Homes East Wales	SUBSTITUTION OF THE ALNWICK HOUSE TYPE SHOWN AT PLOT 2 (ON THE APPROVED DRAWING) FOR THE HANBURY HOUSE TYPE TOGETHER WITH THE PROVISION OF AN ADDITIONAL PARKING SPACE FOR THE 3 BEDROOM HOUSE TYPES - PREVIOUSLY APPROVED UNDER 15/03158/MJR	LLANEDEYRN SHOPPING CENTRE, MAELFA, LLANEDEYRN	26	True	Permission be granted	04/10/2016
16/02227/MJR	19/09/2016	Persimmon Homes East Wales	DISCHARGE OF CONDITIONS 17 (SURFACE WATER DRAINAGE SCHEME), 20 (CONTAMINATION ASSESSMENT) AND 21 (REMEDICATION SCHEME AND VERIFICATION PLAN) OF 15/03158/MJR	LLANEDEYRN SHOPPING CENTRE, MAELFA, LLANEDEYRN	29	True	Partial Discharge of Condition (s)	18/10/2016
16/02226/MJR	16/09/2016	Jehu Project Services Ltd.	DISCHARGE OF CONDITION 14 (SAMPLING SCHEME FOR SITE WON MATERIAL INCLUDING SOILS, AGGREGATES, RECYCLED MATERIALS) OF 15/00176/MJR	PENTWYN COMMUNITY EDUCATION CENTRE, BRYNHEULOG, PENTWYN, CARDIFF, CF23 7JD	25	True	Full Discharge of Condition	11/10/2016
<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
A/16/00184/MNR	09/09/2016	Stylegrange Ltd	REPOSITIONING OF 8500MM X 1740MM ILLUMINATED POLE SIGN	PENTWYN RETAIL PARK, PENTWYN ROAD, PENTWYN	49	True	Permission be granted	28/10/2016
16/02152/MNR	06/09/2016	Davidson	REMODELLING OF THE EXISTING TOWER BLOCK INCLUDING NEW FACADE CLADDING, WINDOWS, BALCONIES AND ADDITIONAL ROOFTOP PLANT SCREENING. GROUND FLOOR RETAIL REFURBISHMENT INCLUDING DEMOLITION OF THE EXISTING CANOPIES AND SHOPS ADJACENT TO THE TOWER. INTRODUCTION OF A RAISED PLINTH AT GROUND FLOOR LEVEL TO ADDRESS EXISTING LEVELS AND ACCESSIBILITY	MAELFA HOUSE, MAELFA, LLANEDEYRN	52	True	Permission be granted	28/10/2016

16/02063/MNR	26/08/2016	Stylegrange Ltd	CONSTRUCTION OF 2 NO GROUND FLOOR RETAIL UNITS WITH THE FOLLOWING USE CLASSES :- UNIT NO 6 - SUJ GENERIS UNIT NO 7 - A3 (HOT FOOD) FIRST FLOOR - OFFICE ACCOMMODATION	PENTWYN RETAIL PARK, PENTWYN ROAD, PENTWYN	60	False	Permission be granted	25/10/2016
16/02299/MNR	29/09/2016	Powell Property Development	MATERIAL ALTERATIONS TO EXISTING GABLE ELEVATION, WHICH INCLUDES INSTALLATION OF ADDITIONAL WINDOWS	OFFICES AT, CAXTON HOUSE, CAXTON PLACE, PENTWYN, CARDIFF, CF23 8HA	29	True	Permission be granted	28/10/2016

PENY

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
16/02025/DCH	06/09/2016	Gobbett	REPLACEMENT OF REAR WINDOWS WITH WHITE PVCU DOUBLE GLAZED SASH WINDOWS	8 PEN-Y-LAN PLACE, PENYLAN, CARDIFF, CF23 5HE	51	True	Permission be granted	27/10/2016
16/01593/DCH	25/08/2016	Kiernan	HIP TO GABLE ROOF EXTENSION, FRONT AND REAR DORMERS AND REAR SINGLE STOREY EXTENSION	11 HAMPTON COURT ROAD, PENYLAN, CARDIFF, CF23 9DH	48	True	Permission be granted	12/10/2016
16/01488/DCH	08/08/2016	Maine	REMOVE EXISTING TIMBER FRAMED BOX SASH WINDOWS, REPLACE WITH NEW CONSERVATION COMPLIANT TIMBER FRAMED BOX SASH WINDOWS	43 TY-DRAW ROAD, PENYLAN, CARDIFF, CF23 5HD	56	True	Permission be granted	03/10/2016
16/01864/DCH	16/08/2016	Richards	RENEWAL OF 12/00039/DCH - PROPOSED SINGLE STOREY REAR EXTENSION (AND ASSOCIATED ALTERATION WORKS)	8 WATERLOO GARDENS, PENYLAN, CARDIFF, CF23 5AB	52	True	Permission be granted	07/10/2016
16/02285/DCH	22/09/2016	Huxley	DISCHARGE OF CONDITION 3 (SAMPLE OF PAINT COLOUR) OF 16/01468/DCH	68 SANDRINGHAM ROAD, ROATH, CARDIFF, CF23 5BL	20	True	Full Discharge of Condition	12/10/2016

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
A/16/00179/MNR	26/08/2016	Sofology	INSTALLATION OF 3 NO INTERNALLY ILLUMINATED (TEXT ONLY) FASCIA SIGNS	SOFOLGY, 477 NEWPORT ROAD, PENYLAN, CARDIFF, CF23 9AA	42	True	Permission be granted	07/10/2016
16/02034/MNR	19/08/2016	Davies	PROPOSED MINOR ALTERATIONS TO CHANGE USE OF EXISTING PROPERTY FROM 3 NO SELF CONTAINED FLATS AND 3 NO BED-SITS TO 5 NO SELF CONTAINED FLATS	295 ALBANY ROAD, ROATH, CARDIFF, CF24 3NY	49	True	Permission be granted	07/10/2016
16/02240/MNR	16/09/2016	LondonMetric Saturn II Limited	ALTERATIONS TO 16/00728/MNR - EXISTING SHOP FRONT NOW BEING RETAINED ON UNIT A, RELOCATION OF FIRE EXIT DOOR ON SOUTH-WEST ELEVATION, GOODS IN DOOR SLIGHTLY AMENDED ON NORTH WEST ELEVATION, ADDITIONAL CLADDING ON NORTH EAST ELEVATION	SEAGER RETAIL PARK, 479 NEWPORT ROAD, PENYLAN, CARDIFF, CF23 9AA	41	True	Permission be granted	27/10/2016
16/02094/MNR	15/09/2016	MALIK	EXTENSION TO THE ROOF OF REAR ANNEX TO CREATE ADDITIONAL ACCOMODATION TO EXISTING SECOND FLOOR FLAT	22 PEN-Y-LAN ROAD, ROATH, CARDIFF, CF24 3PF	40	True	Permission be granted	25/10/2016

PLAS

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
16/02132/DCH	05/09/2016	Akhtar	REPLACE EXISTING FRONT ELEVATION WINDOWS	19 SHIRLEY ROAD, ROATH, CARDIFF, CF23 5HL	52	True	Permission be granted	27/10/2016

15/02940/DCH	10/08/2016	Duffy	SINGLE STOREY SIDE EXTENSION AT REAR OF PROPERTY AND INTERNAL WORKS TO CREATE A KITCHEN/DINER	58 ROATH COURT ROAD, ROATH, CARDIFF, CF24 3SD	56	True	Permission be granted	05/10/2016
16/02031/DCH	19/08/2016	Bowditch/Duffield	GARDEN WORKSHOP/STUDIO	40 ELM STREET, ROATH, CARDIFF, CF24 3QS	56	True	Permission be granted	14/10/2016

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
---------------------------	-------------------	-----------------------	-----------------	-----------------	-------------------------------	--------------------------------	-----------------	----------------------

16/02165/MJR	16/09/2016	Niavarani	DISCHARGE OF CONDITIONS 3 (REFUSE STORE), 4 (CYCLE PROVISIONS), 5 (FRONT BOUNDARY WALL, GATE AND ACCESS RAMP) AND 8 (SOUND INSULATION) OF 13/00884/DCI	22 THE PARADE, ROATH, CARDIFF, CF24 3AB	33	True	Full Discharge of Condition	19/10/2016
--------------	------------	-----------	---	---	----	------	-----------------------------	------------

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
---------------------------	-------------------	-----------------------	-----------------	-----------------	-------------------------------	--------------------------------	-----------------	----------------------

16/01940/MNR	09/08/2016	Mookhtier	GROUND & FIRST FLOOR REAR EXTENSION & CONVERSION TO 4 FLATS	32 GORDON ROAD, ROATH, CARDIFF, CF24 3AL	70	False	Permission be granted	18/10/2016
16/02084/MNR	05/09/2016	Hyman	CONVERSION OF DWELLING HOUSE INTO TWO FLATS INCLUDING GROUND FLOOR AND FIRST FLOOR EXTENSIONS	90 KEPPOCH STREET, ROATH, CARDIFF, CF24 3JU	45	True	Permission be granted	20/10/2016
16/01988/MNR	22/08/2016	Reginvest UK Sarl	REPLACEMENT WINDOWS TO ALL ELEVATIONS AND NEW RENDER FINISH OVER EXISTING BRICKWORK	EASTGATE HOUSE, 35-43 NEWPORT ROAD, ROATH, CARDIFF, CF24 0AB	44	True	Permission be granted	05/10/2016
16/01955/MNR	10/08/2016	Ahmed	GROUND FIRST AND SECOND FLOOR REAR EXTENSION TO PROVIDE ADDITIONAL FLAT; 4 IN TOTAL IN THE BUILDING	132 ALBANY ROAD, ROATH, CARDIFF, CF24 3RU	54	True	Planning Permission be refused	03/10/2016

16/01967/MNR	07/09/2016	MOGHAL	EXTENSION AND ALTERATIONS TO EXISTING COACH HOUSE & CONVERSION TO TWO FLATS	REAR OF 211, CITY ROAD, ROATH, CARDIFF, CF24 3JD	37	True	Planning Permission be refused	14/10/2016
16/02252/MNR	23/09/2016	Greene	ALTERATIONS TO 15/01797/MNR - REAR ELEVATION AMENDED TO INCLUDE WINDOWS, FRONT ELEVATION AMENDED TO INCLUDE ADDITIONAL WINDOWS AND DOORS, ADDITIONAL ROOFLIGHTS INCLUDED AND HIGH LEVEL TIMBER CLADDING OMITTED	CARDIFF RIFLE CLUB REAR OF 133, MACKINTOSH PLACE, ROATH, CARDIFF, CF24 4RN	12	True	Permission be granted	05/10/2016

PON

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
16/01963/DCH	22/08/2016	Clapham	GROUND FLOOR EXTENSION TO THE SIDE OF THE PROPERTY, REPLACING A SECTION OF THE EXISTING BOUNDARY WALL WITH SIDE WALL OF PROPOSED EXTENSION. ADDITIONAL ACCESS VIA PROPOSED GATE THROUGH BOUNDARY WALL INTO REAR GARDEN.	14 CANOPUS CLOSE, OLD ST MELLONS, CARDIFF, CF3 1NR	45	True	Permission be granted	06/10/2016
16/02114/DCH	07/09/2016	Williams	A TILED PITCH ROOF ON THE PORCH AS OPPOSED TO THE LEAN-TO ARRANGEMENT.	15 CLOS DOL HEULOG, PONTPRENNAU, CARDIFF, CF23 8AT	28	True	Permission be granted	05/10/2016

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
---------------------------	-------------------	-----------------------	-----------------	-----------------	-------------------------------	--------------------------------	-----------------	----------------------

16/01914/MNR	12/08/2016	Zero Carbon Futures	INSTALLATION OF 1 NO. ELECTRIC VEHICLE QUICK CHARGING POINT AND 2 NO. CAR PARKING BAYS	WELCOME BREAK SERVICE STATION JUNCTION 30 M4, MALTHOUSE AVENUE, PONTPRENNAU, CARDIFF, CF23 8RA	56	True	Permission be granted	07/10/2016
16/01927/MNR	08/08/2016	Cardiff Golf Centre	VARIATION OF CONDITION 8 OF 14/02890/MNR TO ALLOW THE INCLUSION OF DRAWINGS 201R3 PROPOSED PLAN; 202R3 PROPOSED ELEVATIONS; 204R2 PROPOSED PLANS, 205R2 PROPOSED ELEVATIONS	BEGAN PARK GOLF CENTRE, BEGAN ROAD, OLD ST MELLONS, CARDIFF, CF3 6XJ	57	False	Permission be granted	04/10/2016
16/01345/MNR	02/07/2016	Thompson	THE ERECTION OF A NEW BUILD DWELLING, A NEW PRIVATE DRIVEWAY ACCESS, & ANCILLARY EXTERNAL WORKS	ENERGLYN, TY-DRAW ROAD, PONTPRENNAU, CARDIFF, CF14 0PF	114	False	Permission be granted	24/10/2016

PYCH

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
16/02195/DCH	14/09/2016	O'Brien	ALTERATIONS AND REAR EXTENSION TO PROVIDE: REMODELED FRONT PORCH, KITCHEN, UTILITY / STORE, OPEN PLAN LIVING TO REAR AND NEW PITCHED ROOF OVER EXISTING FLAT ROOF.	21 MAES-Y-SARN, PENTYRCH, CARDIFF, CF15 9QQ	36	True	Permission be granted	20/10/2016
16/02205/DCH	13/09/2016	Blackwell	SINGLE STOREY SIDE AND REAR EXTENSION	23 BRONLLWYN, PENTYRCH, CARDIFF, CF15 9QL	37	True	Permission be granted	20/10/2016
16/02247/DCH	19/09/2016	Beaman	LOFT CONVERSION TO FORM ADDITIONAL BEDROOMS AND BATHROOM. WORKS TO INCLUDE FRONT AND REAR DORMERS.	52 HEOL-Y-PENTRE, PENTYRCH, CARDIFF, CF15 9QE	38	True	Permission be granted	27/10/2016

16/02232/DCH	22/09/2016	Stockdale	CONSTRUCTION OF A SINGLE STOREY CONTEMPORARY GLAZED EXTENSION TO THE SIDE OF A DOUBLE STOREY RESIDENTIAL PROPERTY IN PLACE OF AN EXISTING CONSERVATORY	WHITEOAKS, BRONLLWYN, PENTYRCH, CARDIFF, CF15 9QL	35	True	Permission be granted	27/10/2016
16/02262/DCH	20/09/2016	Williams	ERECT CONSERVATORY TO THE REAR ELEVATION	44 MAES-Y-SARN, PENTYRCH, CARDIFF, CF15 9QQ	37	True	Permission be granted	27/10/2016
<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
16/02067/DCH	26/08/2016	Lloyd	SINGLE STOREY REAR EXTENSION + LOFT CONVERSION COMPLETE WITH DORMER TO REAR	21 FFORDD YR AFON, GWAELOD-Y-GARTH, CARDIFF, CF15 9TT	42	True	Permission be granted	07/10/2016
16/02097/MNR	31/08/2016	-	ALTERATIONS TO 13/00385/DCO - AMENDMENTS TO GROUND FLOOR AND FIRST FLOOR ELEVATIONS, NAMELY; - REMOVAL OF TIMBER CLADDING SURROUNDING GROUND FLOOR WINDOWS ON SOUTHERN ELEVATION, - REMOVAL OF FRONT AND REAR ROOFLIGHTS TO GROUND AND FIRST FLOOR ROOF, - REPLACEMENT OF FRONT DOOR WITH CLADDING SURROUND WITH TIMBER DOOR AND WINDOW SURROUND, - REPLACEMENT OF FIRST FLOOR WINDOW TO SOUTH ELEVATION WITH NEW WINDOW DESIGN - REPLACEMENT OF WINDOW WITH GLAZED ELEVATION TO THE SOUTH EAST ELEVATION OF THE BUILDING - INSTALLATION OF GROUND FLOOR DOOR WITH WINDOW SURROUND TO THE NORTH ELEVATION, MATCHING THE SOUTH ELEVATION	THE BARNs SOUTH OF ELM COTTAGE, HEOL-Y-PARC, PENTYRCH	44	True	Permission be granted	14/10/2016

RADY

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
16/00799/DCH	08/04/2016	Lyndley	PROPOSED TWO STOREY SIDE EXTENSION WITH BALCONY	28 FISHER HILL WAY, RADYR, CARDIFF, CF15 8DR	199	False	Permission be granted	24/10/2016
16/02194/DCH	09/09/2016	Mr Evans	SINGLE STOREY REAR EXTENSION TO FORM KITCHEN AND SUN ROOM AREA	19 CLOS Y GWYDDFID, MORGANSTOWN, CARDIFF, CF15 8EX	46	True	Permission be granted	25/10/2016

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
16/02188/MNR	23/09/2016	Network Rail	DEMOLITION OF BRICK TICKET OFFICE WITH A SLATE TILED ROOF	RADYR STATION, STATION ROAD, RADYR	27	True	Prior Approval be granted	20/10/2016

RHIW

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
---------------------------	-------------------	-----------------------	-----------------	-----------------	-------------------------------	--------------------------------	-----------------	----------------------

16/02079/DCH	29/08/2016	Fisher	THE PROPOSED DEVELOPMENT CONSISTS OF; LOFT CONVERSION, THE INSERTION OF TWO ROOF LIGHTS IN THE MAIN ROOF ON THE PRINCIPAL ELEVATION, AND A DORMER TO THE SIDE ELEVATION. THE DORMER WILL INCLUDE ONE WINDOW WHICH WILL BE OF OBSCURE GLAZING. A SINGLE STOREY EXTENSION TO THE REAR OF THE PROPERTY ALLOWING EXPANSION OF THE KITCHEN AND LIVING SPACES. INSERTION OF ONE ROOF LIGHT TO EXTENSION ROOF AND 1 NEW WINDOW TO THE SIDE ELEVATION. THIS WINDOW WILL HAVE OBSCURE GLAZING.	14 HEOL ISAF, RHIWBINA, CARDIFF, CF14 6RJ	46	True	Permission be granted	14/10/2016
16/01849/DCH	19/08/2016	Williams	SINGLE STOREY REAR ELEVATION EXTENSION	68 WENALLT ROAD, RHIWBINA, CARDIFF, CF14 6SE	56	True	Permission be granted	14/10/2016
16/02052/DCH	23/08/2016	Garman	DEMOLITION OF OUTBUILDING - CONSTRUCTION OF SINGLE STOREY EXTENSION - LIFTING RIDGE AND INSTALLING DORMER TO SIDE ELEVATION	2 MIN-Y-NANT, RHIWBINA, CARDIFF, CF14 6JR	51	True	Permission be granted	13/10/2016
16/02051/DCH	26/08/2016	Vassall	FIRST FLOOR REAR EXTENSION LOFT EXTENSION AND FRONT AND SIDE DORMER ROOF EXTENSIONS	81 TY'N-Y-PARC ROAD, RHIWBINA, CARDIFF, CF14 6BJ	42	True	Permission be granted	07/10/2016
16/02040/DCH	24/08/2016	Scott	REMOVAL OF EXISTING SINGLE STOREY ANCILLARY BUILDING STRUCTURE TO SIDE- CONSTRUCTION OF NEW SINGLE STOREY EXTENSION TO REPLACE, NEW PORCH & HIPPED DORMER ROOFS TO EXISTING FIRST FLOOR DORMER WINDOWS.	71 HEOL-Y-COED, RHIWBINA, CARDIFF, CF14 6HR	43	True	Permission be granted	06/10/2016
16/02044/DCH	26/08/2016	Screen	SINGLE REAR EXTENSION AND 2 STOREY SIDE EXTENSION	41 ARDWYN, PANTMAWR, CARDIFF, CF14 7HB	41	True	Permission be granted	06/10/2016
16/02017/DCH	19/08/2016	Hart	PROPOSED TWO STOREY EXTENSION TO THE SIDE OF THE EXISTING HOUSE	46 HEOL-Y-NANT, RHIWBINA, CARDIFF, CF14 6BT	45	True	Permission be granted	03/10/2016

16/02231/DCH	15/09/2016	Taylor	ERECT STORM PORCH TO THE FRONT ELEVATION	5 LON-Y-DERI, RHIWBINA, CARDIFF, CF14 6JN	29	True	Permission be granted	14/10/2016
16/02154/DCH	09/09/2016	Andrews	GROUND AND ATTIC SIDE EXTENSION	19 LON-Y-RHYD, RHIWBINA, CARDIFF, CF14 6JS	34	True	Permission be granted	13/10/2016
16/02151/DCH	06/09/2016	Shaw	EXISTING HIP ROOF STRUCTURE EXTENDED TO PROVIDE GABLE END. LOFT CONVERTED WITH TYPICAL BOX DORMER TO REAR. REAR SINGLE STOREY FLAT ROOF EXTENSION WITH BI FOLD DOORS TO GARDEN.	73 PORTHAMAL ROAD, RHIWBINA, CARDIFF, CF14 6AQ	31	True	Permission be granted	07/10/2016
16/02091/DCH	19/09/2016	Melbourne & Masons Court Management Company Limited	REQUEST FOR DROPPED KERB / SECOND ENTRANCE	1-12 MELBOURNE COURT, 1-5 MASONS COURT, TY'N-Y-PARC ROAD, RHIWBINA, CARDIFF, CF14 6BD	36	True	Permission be granted	25/10/2016

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
---------------------------	-------------------	-----------------------	-----------------	-----------------	-------------------------------	--------------------------------	-----------------	----------------------

16/02018/MNR	23/08/2016	FirstPort Retirement Property Services Ltd	EXISTING TIMBER-FRAMED CASEMENT WINDOWS AND TIMBER-FRAMED DOORS OF THE RESIDENTIAL RETIREMENT DEVELOPMENT, TO BE REPLACED WITH PVC-U CASEMENT WINDOWS AND ALUMINIUM DOORS IN A COLOUR, STYLE, LAYOUT AND SIZE TO MATCH EXISTING	CWRT DERI, HEOL-Y-FELIN, RHIWBINA, CARDIFF, CF14 6JB	51	True	Permission be granted	13/10/2016
--------------	------------	--	---	--	----	------	-----------------------	------------

RIVE

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
---------------------------	-------------------	-----------------------	-----------------	-----------------	-------------------------------	--------------------------------	-----------------	----------------------

16/02109/DCH	01/09/2016	Jones	DEMOLITION OF REAR OUTBUILDINGS, GROUND FLOOR REAR ANNEX AND INFILL EXTENSIONS, HIP TO GABLE END ROOF EXTENSION	32 SEVERN GROVE, PONTCANNA, CARDIFF, CF11 9EN	36	True	Permission be granted	07/10/2016
--------------	------------	-------	---	---	----	------	--------------------------	------------

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
-------------------------------	-------------------	-----------------------	-----------------	-----------------	-----------------------------------	--	-----------------	----------------------

16/02006/MJR	22/08/2016	55plus	NON MATERIAL AMENDMENT TO PLANNING PERMISSION10/01326/DCI - CHANGE OF WALL FINISH OF PEMBROKE HOUSE REFUSE AND RECYCLING STORE	PEMBROKE HOUSE, 1 CONWAY ROAD, PONTCANNA, CARDIFF, CF11 9NT	66	False	Permission be granted	27/10/2016
--------------	------------	--------	--	--	----	-------	--------------------------	------------

16/02362/MJR	04/10/2016	Pobl (formely Seren Group)	ALTERATION TO THE PROPOSED SIGN TO THE FRONT ENTRANCE OF THE BUILDING, FROM INDIVIDUAL METAL LETTERS (AS INDICATED ON THE PLANNING APPROVED DRAWINGS) TO A STONE PLAQUE SIGN PREVIOUSLY APPROVED UNDER 14/00878/DCI	DYFRIG HOUSE, 53B FITZHAMON EMBANKMENT, RIVERSIDE, CARDIFF, CF11 6AN	6	True	Permission be granted	10/10/2016
--------------	------------	-------------------------------	--	--	---	------	--------------------------	------------

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
-------------------------------	-------------------	-----------------------	-----------------	-----------------	-----------------------------------	--	-----------------	----------------------

16/01612/MNR	08/07/2016	Jones	ALTERATION & DEMOLITION WORKS TO FACILITATE CONVERSION OF EXISTING RESIDENTIAL CARE HOME INTO TWO DWELLINGS	LINDISFARNE HOUSE, 69-71 CATHEDRAL ROAD, RIVERSIDE, CARDIFF, CF11 9HE	108	False	Permission be granted	24/10/2016
--------------	------------	-------	--	--	-----	-------	--------------------------	------------

16/01965/MNR	17/08/2016	AWAN	CHANGE OF USE OF GROUND FLOOR STUDIO FLAT TO AN OFFICE WITH ALTERATION OF WINDOW TO DOOR ON SIDE ELEVATION	26 CLARE STREET, RIVERSIDE, CARDIFF, CF11 6BB	57	False	Permission be granted	13/10/2016
--------------	------------	------	---	---	----	-------	--------------------------	------------

16/01233/MNR	01/08/2016	FETTAH	TWO STOREY AND SINGLE STOREY REAR EXTENSIONS AND CONVERSION INTO 3 FLATS	68 SEVERN ROAD, RIVERSIDE, CARDIFF, CF11 9EA	77	False	Permission be granted	17/10/2016
--------------	------------	--------	--	--	----	-------	--------------------------	------------

16/01606/MNR	12/08/2016	Brosman	ERECTION OF STORE & 4 APARTMENTS	REAR OF 235 COWBRIDGE ROAD EAST, RIVERSIDE, CARDIFF, CF11 9AL	56	True	Planning Permission be refused	07/10/2016
16/02060/MNR	23/08/2016	Cardiff and Vale University Health Board	ERECTION OF 18 SIGNAGE POLES AND ONE ADDITIONAL POLE MOUNTED VEHICLE PARKING RECOGNITION CCTV CAMERA	ST DAVIDS HOSPITAL, COWBRIDGE ROAD EAST, RIVERSIDE, CARDIFF, CF11 9XB	42	True	Permission be granted	04/10/2016
16/02233/MNR	21/09/2016	Amaryllis	SINGLE STOREY REAR EXTENSION	57 COWBRIDGE ROAD EAST, RIVERSIDE, CARDIFF, CF11 9AE	37	True	Permission be granted	28/10/2016
16/02156/MNR	15/09/2016	Patel	VARIATION OF CONDITIONS 2 (REVISED PLANS), 5 (REAR FENCE/GATES), 6 (CYCLE PARKING) & 7 (REFUSE STORAGE) AND REMOVAL OF CONDITION 4 (SOUND INSULATION) OF PERMISSION 13/01864/DCI.	31 FITZHAMON EMBANKMENT, RIVERSIDE, CARDIFF, CF11 6AN	34	True	Permission be granted	19/10/2016

RUMN

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
16/02211/DCH	14/09/2016	Taylor	PROPOSED SINGLE STOREY EXTENSION TO SIDE AND REAR	57 HARRIS AVENUE, RUMNEY, CARDIFF, CF3 1QB	36	True	Permission be granted	20/10/2016
16/02346/MJR	27/09/2016	City Operations	REMOVAL OF PRE-COMMENCEMENT STIPULATION OF CONDITION 5 (SITE CLEARANCE SOIL - RESOURCE SURVEY) PREVIOUSLY APPROVED UNDER 16/01309/MJR	HOUSEHOLD WASTE RECYCLING CENTRE, LAMBY WAY CLEANSING DEPOT, LAMBY WAY, WENTLOOG, CARDIFF, CF3 2HP	6	True	Permission be granted	03/10/2016

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
16/02164/MNR	05/09/2016	Thomas	TO CHANGE USE OF EXISTING GROUND FLOOR OF PROPERTY FROM VETERINARY SURGERY TO 2 FLATS	PETHERTON VETERINARY SURGERY, 86 WENTLOOG ROAD, RUMNEY, CARDIFF, CF3 3EA	39	True	Permission be granted	14/10/2016

SPLO

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
16/01812/MJR	26/07/2016	Kelda Organic Energy Ltd	DISCHARGE OF CONDITIONS 11 (FOOTWAY IMPROVEMENT WORKS) AND 12 (HGV VEHICLE ROUTES) OF 15/00591/MJR	CARDIFF WASTE WATER TREATMENT WORKS, TIDE FIELDS ROAD, EAST MOORS, CARDIFF, CF14 2RX	84	False	Full Discharge of Condition	18/10/2016
16/02007/MJR	25/08/2016	THE MALTINGS LTD	TO FACILITATE OFFICE USE PROVISION OF NEW VELUX ROOF WINDOWS TO THE CONCEALED EAST NORTH & WEST ELEVATIONS OF KILNS 3 & 4, HOUSE 2	House 2 The Maltings, East Tyndall Street, Splott, CARDIFF, CF24 5EA	62	False	Permission be granted	26/10/2016
16/02008/MJR	17/08/2016	THE MALTINGS LTD	TO FACILITATE OFFICE USE PROVISION OF NEW VELUX ROOF WINDOWS TO THE CONCEALED EAST NORTH & WEST ELEVATIONS OF KILNS 3 & 4, HOUSE 2	House 2 The Maltings, East Tyndall Street, Splott, CARDIFF, CF24 5EA	70	False	Permission be granted	26/10/2016

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
16/01861/MNR	01/08/2016	Network Rail	PHASED DEMOLITION OF EXISTING ROAD BRIDGE AND CONSTRUCTION OF NEW ROAD BRIDGE	SPLOTT ROAD BRIDGE, SPLOTT, CARDIFF	85	False	Prior Approval be granted	25/10/2016

16/01877/MNR	23/08/2016	TORQUE MOTORS	DEMOLISH EXISTING GARAGE AND CONSTRUCTION OF 2 NO DWELLINGS (AMENDMENTS TO PREVIOUSLY APPROVED HOUSES 15/01506/MNR)	TORQUE MOTORS LTD, 27 SINGLETON ROAD, SPLOTT, CARDIFF, CF24 2ES	55	True	Permission be granted	17/10/2016
A/16/00161/MNR	08/08/2016	Food Programme Delivery Orchid Group	1 X ILLUMINATED FASCIA LOGO ONLY. SIGN A 1 X INTERNALLY ILLUMINATED PROJECTOR. SIGN B	CO-OP, 40-42 SPLOTT ROAD, SPLOTT, CARDIFF, CF24 2DA	56	True	Permission be granted	03/10/2016
A/16/00049/MNR	12/07/2016	Lidl UK GmbH	CONSENT TO DISPLAY ADVERTISEMENTS AT NEW LIDL FOODSTORE	LIDL, EAST TYNDALL STREET, SPLOTT, CARDIFF	86	False	Permission be granted	06/10/2016

TROW

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
16/01791/DCH	25/07/2016	Solosy	TO PROVIDE A TWO STOREY EXTENSION TO THE SIDE OF THE EXISTING DWELLING TO IMPROVE THE KITCHEN LIVING ACCOMMODATION & PROVIDE TWO BEDROOMS AT FIRST FLOOR ALSO TO BE PROVIDED IS A FREE STANDING GARAGE WITH PLAY ROOM.	USKLEY COURT, NEWPORT ROAD, ST MELLONS, CARDIFF, CF3 2WJ	74	False	Permission be granted	07/10/2016
16/02139/DCH	05/09/2016	Hamood	REAR DORMER SET BACK 300mm FROM ORIGINAL MAIN HOUSE REAR WALL AND VELUX ROOF LIGHT TO FRONT NOT EXCEEDING 150mm ABOVE ROOF PLANE	250 NEW ROAD, TROWBRIDGE, CARDIFF, CF3 3EF	38	True	Permission be granted	13/10/2016
<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>

16/01970/MJR	12/08/2016	Willmott Dixon	DISCHARGE OF CONDITIONS 6 AND 7 (ENVIRONMENTAL GUIDANCE NOTE - IMPORTATION OF MATERIAL) OF 15/02513/MJR	FORMER CARDIFF AND VALE COLLEGE, TROWBRIDGE ROAD, TROWBRIDGE, CARDIFF	67	False	Partial Discharge of Condition (s)	18/10/2016
16/01239/MJR	24/05/2016	Willmott Dixon	DISCHARGE OF CONDITIONS 8 (GAS MONITORING), 16, (CONSTRUCTION MANAGEMENT PLAN), 19 (FOUL AND SURFACE WATER DRAINAGE) AND 21 (SCHEME TO TREAT AND REMOVE SUSPENDED SOLIDS FROM SURFACE WATER RUN-OFF DURING CONSTRUCTION WORKS) OF PLANNING PERMISSION 15/02513/MJR	CARDIFF AND VALE COLLEGE, TROWBRIDGE ROAD, TROWBRIDGE, CARDIFF, CF3 1QJ	134	False	Partial Discharge of Condition (s)	05/10/2016

WHI

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
16/01450/DCH		Hutchings	TO CONSTRUCT A HARD STANDING AREA IN FRONT OF THE HOUSE, FOR VEHICLE ACCESS INTO THE PROPERTY	20 CELTIC ROAD, WHITCHURCH, CARDIFF, CF14 1EG			Permission be granted	18/10/2016
16/01650/DCH	12/07/2016	Shurmer	PROPOSED ALTERATIONS TO EXISTING FRONT PRIVATE AMENITY SPACE / DRIVEWAY	14 ALFREDA ROAD, WHITCHURCH, CARDIFF, CF14 2EH	85	False	Permission be granted	05/10/2016
16/02030/DCH	19/08/2016	ALLEN	SINGLE STOREY REAR AND SIDE EXTENSION	10 HEOL IESTYN, WHITCHURCH, CARDIFF, CF14 1QE	55	True	Permission be granted	13/10/2016
16/01541/DCH	24/06/2016	Gilbert	PROPOSED SINGLE AND TWO STOREY REAR EXTENSIONS, SINGLE STOREY FRONT EXTENSION AND THE INSERTION OF A WINDOW AT FIRST FLOOR LEVEL.	2 HEOL MATHEW, WHITCHURCH, CARDIFF, CF14 2DD	122	False	Permission be granted	24/10/2016
16/01938/DCH	17/08/2016	Sullivan	2 STOREY REAR EXTENSION & REAR DORMER	32 LON-Y-CELYN, WHITCHURCH, CARDIFF, CF14 7BW	71	False	Planning Permission be refused	27/10/2016

16/02042/DCH	22/08/2016	Davies	FIRST FLOOR EXTENSION ABOVE EXISTING GARAGE TO EXTEND BEDROOMS AND CREATE GAMES ROOM IN ATTIC	6 ORCHARD DRIVE, WHITCHURCH, CARDIFF, CF14 2AE	66	False	Permission be granted	27/10/2016
16/02092/DCH	31/08/2016	Corria	SINGLE STOREY, FLAT ROOFED EXTENSION WITH GLAZED 'LANTERN' ROOF LIGHT	3 COED ARIAN, WHITCHURCH, CARDIFF, CF14 2ND	34	True	Permission be granted	04/10/2016
16/02059/DCH	01/09/2016	Brunynseels	PROPOSED REAR SIDE EXTENSION TO CREATE ADDITIONAL BEDROOM WITH EXTERNAL ALTERATIONS TO ANNEX AND ADDITION OF REAR SIDE BICYCLE STORE CANOPY.	12 THE AVENUE, WHITCHURCH, CARDIFF, CF14 2EG	34	True	Permission be granted	05/10/2016
16/01921/DCH	09/09/2016	Linck	ERECTION OF A LOG CABIN SUMMERHOUSE TO THE REAR OF THE PROPERTY.	18 HEOL PANT-Y-RHYN, WHITCHURCH, CARDIFF, CF14 7DF	28	True	Permission be granted	07/10/2016
16/02221/DCH	14/09/2016	Jones	RE-MOVE EXISTING GARAGE; BUILD SINGLE STOREY EXTENSION ON THE REAR AND NEW GARAGE ON THE SIDE	60 ST JOHN'S CRESCENT, WHITCHURCH, CARDIFF, CF14 7AG	30	True	Permission be granted	14/10/2016
16/02225/DCH	14/09/2016	Bradford	REAR SINGLE STORY EXTENSION	73 HEOL Y GORS, WHITCHURCH, CARDIFF, CF14 1HH	30	True	Permission be granted	14/10/2016
16/02171/DCH	06/09/2016	Price	PROPOSED DOUBLE STOREY REAR AND SIDE EXTENSION	12 WOODLAND ROAD, WHITCHURCH, CARDIFF, CF14 2BU	37	True	Permission be granted	13/10/2016
16/02278/DCH	21/09/2016	Pritchard	SINGLE STOREY SIDE EXTENSION AND PORCH	126 HEOL GABRIEL, WHITCHURCH, CARDIFF, CF14 1JX	34	True	Permission be granted	25/10/2016
16/02235/DCH	16/09/2016	Hughes	GROUND FLOOR KITCHEN EXTENSION	61 BISHOP'S ROAD, WHITCHURCH, CARDIFF, CF14 1LW	34	True	Permission be granted	20/10/2016
16/02268/DCH	20/09/2016	Grima	SINGLE STOREY REAR AND SINGLE STOREY SIDE EXTENSION INCLUDING HIP TO GABLE ROOF EXTENSION OF EXISTING LOFT CONVERSION	13 LLANCAIACH ROAD, WHITCHURCH, CARDIFF, CF14 1PX	37	True	Permission be granted	27/10/2016

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
16/01289/MNR	25/05/2016	Mullins	DISCHARGE OF CONDITIONS 4 (EXTERNAL FINISHES), 5 (SITE ENCLOSURE), 12 (DRAINAGE DETAILS), 14 (RUMBLE STRIP) AND 15 (REFUSE STORAGE) OF PLANNING PERMISSION NUMBER 16/00253/MNR	REAR OF 43 PENLLINE ROAD, PENLLINE ROAD, WHITCHURCH	154	False	Full Discharge of Condition	26/10/2016
16/01398/MNR	07/06/2016	Adams	TO DEMOLISH EXISTING ASBESTOS CLAD GARAGE & ERECT DETACHED GARDEN FLAT.	9 GLANDWR PLACE, WHITCHURCH, CARDIFF, CF14 1DP	140	False	Planning Permission be refused	25/10/2016
16/01869/MNR	02/08/2016	Homedecor Ltd	CONSTRUCTION OF 2 STOREY EXTENSION TO REAR	50 MERTHYR ROAD, WHITCHURCH, CARDIFF, CF14 1DJ	66	False	Permission be granted	07/10/2016
16/02120/MNR	22/09/2016	S.A.Brains LTD	PROPOSED NEW CHILDREN PLAY AREA	FOX & HOUNDS, OLD CHURCH ROAD, WHITCHURCH, CARDIFF, CF14 1AD	33	True	Permission be granted	25/10/2016
16/02276/MNR	21/09/2016	City of Cardiff Council	ALTERATIONS TO 16/00232/MNR - INCREASE THE OVERALL HEIGHT OF THE EXTENSION BY 710MM (FROM 8976 TO 9686MM) SO THE NEW ROOF COVERS THE HIPPED END OF THE EXISTING SIXTH FORM BLOCK ROOF	WHITCHURCH HIGH UPPER SCHOOL, PENLLINE ROAD, WHITCHURCH, CARDIFF, CF14 2XJ	27	True	Permission be granted	18/10/2016

This page is intentionally left blank